



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## Planning Commission Staff Report Agenda Item No. 2 April 26, 2018

**SUBJECT:** Initial Study Application No. 7420 and Unclassified Conditional Use Permit Application No. 3599

Allow an unmanned telecommunications tower for the purposes of co-locating multiple wireless carriers. The proposed tower will provide up to three centerlines and three lease areas to accommodate three total carriers. The proposed facility will consist of a 100-foot-tall monopole telecommunication tower with eight-foot antennas, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 900 square-foot portion (30-foot by 30-foot lease area) of a 154.41-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

**LOCATION:** The project site is located on the north side of W. Jayne Avenue between S. Butte Avenue and S. Lake Avenue approximately 4.8 miles southwest of the nearest city limits of the City of Huron (19536 W. Jayne Avenue) (SUP. DIST. 4) (APN 075-060-31S).

**OWNER:** Michelle Dresnick Trust  
**APPLICANT:** Leah Hernikl

**STAFF CONTACT:** Danielle Crider, Planner  
(559) 600-9669

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7420; and
- Approve Unclassified Conditional Use Permit No. 3599 with recommended Findings, subject to the Mitigation Measures, Conditions of Approval and Project Notes in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan and Detail Drawing
6. T-Mobile Coverage Maps
7. Applicant's Operational Statement
8. Summary of Initial Study Application No. 7420
9. Draft Mitigated Negative Declaration

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District	No change
Parcel Size	154.41 acres	No change
Project Site	Active Agricultural uses (citrus cultivation with storage/operational buildings on site)	100-foot monopole and associated equipment on a 30-foot by 30-foot lease area
Structural Improvements	Six existing equipment and storage structures on site; the agricultural equipment and storage area is enclosed by an 8-foot chain-link fence topped with barbed wire	100-foot monopole, and outdoor cabinets on a 10-foot by 12-foot concrete pad; 7-foot chain-link fence with tan slats; fixed propane tank and standby generator
Nearest Residence	No residences within two miles	No change
Surrounding Development	Agricultural uses	No change
Operational Features	N/A	Unmanned wireless communications facility

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	Agricultural Traffic	One monthly visit for maintenance
Lighting	None	One shielded light in the equipment area
Hours of Operation	N/A	24 hours per day, year round

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

An Initial Study was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

Notice of Intent of Mitigated Negative Declaration publication date: March 12, 2018.

**PUBLIC NOTICE:**

Notices were sent to 6 property owners within 1,350 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

An Unclassified Conditional Use Permit Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on an Unclassified Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

Staff notes that the Telecommunications Act of 1996 prohibits jurisdictions from “regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions” [47 U.S.C. §332(c)(7)(B)(iv)]. As such, staff’s analysis of the subject request, determination of project findings, and conclusions, and recommended actions to the decision-making body corresponds with federal law.

**BACKGROUND INFORMATION:**

This proposal entails the establishment of a new wireless communications facility consisting of a 100-foot monopole with twelve 8-foot antennas, outdoor shelters for equipment, a propane tank,

and generator. The lease area is located on the west side of a 154.41-acre parcel. The lease area is currently part of an active orchard, but is adjacent to an uncultivated equipment area. It will be accessible via a 20-foot-wide existing dirt access road that runs along the western edge of an agricultural equipment area, and connects to West Jayne Avenue. Additionally, there will be a 30-foot by 30-foot fenced equipment area with lighted cabinets, a propane tank, generator, and 120 square-foot concrete pad.

The proposed facility is approximately four miles southwest of the nearest city limits of the City of Huron and four and one half-miles east of the City of Coalinga. The facility is designed to add cellular coverage through the Interstate 5 (I-5) corridor. There is one other tower within five miles of the proposed tower, an existing 200-foot lattice tower, but it is over two and a half miles away from I-5, so it would not achieve the goal of additional coverage in the I-5 corridor. There are also high voltage PG&E towers nearby, but co-location is not an option on these towers. Co-location opportunities for other carriers will be provided at this site if approved.

According to the Applicant’s Project Description, Operational Statement and Service Coverage Maps, this proposal will improve wireless communication service along Interstate 5 in the southwest corner of Fresno County. Further, the proposed wireless communication facility will be utilized by T-Mobile, and will also provide co-location opportunities for other wireless communication service providers.

***Finding 1:** That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Front: 35 feet Interior Side: 20 feet Street Side: 35 feet Rear: 20 feet	Front (south): 1,500+ feet Side (east): 310 feet Rear (north): 1,000+ feet Side (west): 2,000+ feet	Yes
Parking	No requirement	No requirement	N/A
Lot Coverage	No requirement	No requirement	N/A
Space Between Buildings	No requirement	No requirement	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	N/A	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Zoning Section of the Fresno County Department of Public Works and Planning: Permits must be obtained for all improvements proposed as a part of this application.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections are required, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: No comments.

No additional comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

Staff review of the Site Plans provided for this project has confirmed that the proposed improvements will satisfy the setback requirements of the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The proposed 900 square-foot lease area will be set back 310 feet from the eastern property line of the subject parcel (20-foot minimum side-yard setback required); over 1,000 feet from the northern property line (20-foot minimum back-yard setback required); over 2,000 feet from the western property line (35-foot minimum side-yard setback); and over 1,500 feet from the southern property line (35-foot minimum front-yard setback).

The proposed wireless communication facility will be accessed from West Jayne Avenue via a 20-foot-wide unpaved access and utility easement.

Based on the above information, staff believes that the subject parcel is adequate in size and shape to accommodate the proposed use.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 1 can be made.

*Finding 2:* *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Jayne Avenue	No change
Direct Access to Public Road	No	Unpaved 20-foot-wide access and utility easement	No change

Road ADT	Jayne Avenue: 2,500	Less than significant increase
Road Classification	Jayne Avenue: Expressway	No change
Road Width	Jayne Avenue: 30 feet north of centerline; 53 feet required	No change
Road Surface	Jayne Avenue: Paved (pavement width: 32 feet)	No change
Traffic Trips	Ag-related	One additional trip per month
Traffic Impact Study (TIS) Prepared	No	N/A
Road Improvements Required	N/A	None required

**Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:**

Development Engineering Section of the Fresno County Department of Public Works and Planning: Jayne Avenue is classified as an Expressway, with an existing 30-foot right-of-way north of the section line along the parcel frontage, per Plat Book. The minimum width for an Expressway right-of-way north of the section line is 53 feet.

Jayne Avenue is a County-maintained road. Records indicate this section of Jayne Avenue, from Butte Avenue to Lake Avenue, has an ADT of 2500, pavement width of 32 feet, structural section of .58 feet AC/1 foot LTB, and is in very good condition.

If not already present, 10-foot by 10-foot corner cutoffs should be improved for sight distance purposes at the exiting driveway onto Jayne Avenue.

Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.

A grading plan and a grading voucher will be required.

Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.

Design Division of the Fresno County Department of Public Works and Planning: No comments.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Any work involving telephone company line extensions in the road right-of-way will require an encroachment permit from the County.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

**Analysis:**

The proposed wireless communication facility will be unmanned, and will be accessed from Jayne Avenue via a proposed 20-foot-wide unpaved access and utility easement.

With regard to right-of-way, Jayne Avenue is a County-maintained road classified as an Expressway. The minimum total width for an Expressway right-of-way north of the section line is 53 feet. In this case, Jayne Avenue has 30 feet of existing right-of-way north of the section line. However, considering that the subject proposal is limited in scope to an unmanned wireless communication facility with a single monthly maintenance visit, no additional right-of-way dedication is required for this proposal.

Based on the above information, and with adherence to the mandatory Project Notes discussed in this Staff Report, staff believes that the streets in proximity to the subject parcel will be adequate to accommodate the proposed use.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 2 can be made.

*Finding 3:* *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	160 acres	Agricultural - Orchard	AE-40	None
	160 acres	Agricultural - Orchard	AE-40	None
East	275.41 acres	Agricultural - Orchard	AE-40	None
	23.53 acres	Agricultural - Orchard	AE-40	None
	6.18 acres	Agricultural - Orchard	AE-40	None
South	85.03 acres	Agricultural - Orchard	AE-40	None
West	160 acres	Agricultural - Orchard	AE-40	None
	161.02 acres	Agricultural - Orchard	AE-40	None

**Reviewing Agency/Department Comments:**

Fresno County Department of Public Health, Environmental Health Division: Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5.

Naval Air Station Lemoore: Due to the height and proposed location of the structure, the project should be evaluated through the Federal Aviation Administration's (FAA) Obstruction Evaluation/Airport Airspace Analysis process.

Note: This project was reviewed by the FAA, and it was determined that marking and lighting were not required for the proposed structure, and the proposed project is not considered a hazard to air navigation.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA FIRM Panel 3250H, the subject parcel is not subject to flooding from the 100-year storm.

According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent to or running through the parcel.

Fresno County Fire Protection District (FCFPD): The project shall comply with California Code of Regulations Title 24 - Fire Code. Plans must be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.

The proposed project shall annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

**Analysis:**

The proposal entails the establishment of a new wireless communications facility, consisting of a 100-foot monopole and associated equipment on a 30-foot by 30-foot lease area located on the east side of an existing orange orchard. Aesthetics is typically the concern associated with this type of use because of the height of towers which are used to support communication antennas. The visibility of a tower is a function of its height, design, and its exposure to neighbors and the general public.

The project site is located in an area of agricultural uses. Parcels on all sides of the subject property are in agricultural production and there are no residences within several miles of the proposed lease area.



Concerns with aesthetics were analyzed in the Initial Study prepared for this application, and were determined to be less than significant. One change to the analysis in that document is the addition of one overhead light in the equipment area of the proposed development. To ensure that there are no impacts as a result of this light, it will be required that this light be hooded and directed downward.

The project is located in an area of low archaeological sensitivity. Due to the low level of ground disturbance, no archaeological studies were completed for this project. However, a mitigation measure was applied to the project, which requires that all work be halted if cultural artifacts are uncovered during ground-disturbing activities. With this measure in place, staff has determined that impacts to cultural resources will be less than significant.

Based on the above information and with adherence to the recommended Conditions of Approval, Project Notes, and Mitigation Measures attached as Exhibit 1, staff believes the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval and Mitigation Measures attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

*Finding 4:* *That the proposed development is consistent with the General Plan*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p><b>Policy PF-J.4</b> The County shall require compliance with the Wireless Communications Guidelines for siting of communication towers in unincorporated areas of the county.</p>	<p>The Communication Guidelines indicate that the need to accommodate new communication technology must be balanced with the need to minimize the number of new tower structures, thus reducing the impacts towers can have on the surrounding community. The Applicant has provided a written response to the County Wireless Communication Guidelines which describes the basis for the site selection and need for a new tower site. With the information provided and analyzed by staff, the proposal has been determined to be consistent with this policy.</p>
<p><b>Policy OS-L.3</b> The County Shall Manage the use of land adjacent to scenic drives and scenic highways based on the following principles:</p> <p><b>(b)</b> Proposed high voltage overhead transmission lines, transmission line towers, and cell towers shall be routed and placed to minimize detrimental effects on scenic amenities visible from the right-of-way.</p>	<p>The proposed location of the 100-foot tower is more than 3,000 feet away from Interstate 5, and 1,500 feet away from Jayne Avenue. The equipment area will be entirely hidden by an agricultural equipment area on the southeast corner of the property. The location is proximate to several wooden power transmission towers, and within view of several large lattice towers used for high-voltage power transmission. The addition of the communication tower will not have a significant impact on the view from</p>

Relevant Policies:	Consistency/Considerations:
	Scenic Highway Interstate 5 due to the distance from the right-of-way, and the existing development.

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The project site is under a Williamson Act, Agricultural Land Conservation Contract (ALCC). The use of parcels enrolled in the Williamson Act Program is limited to commercial agricultural and other compatible uses in exchange for the opportunity for reduced property tax valuation. The 154.41-acre parcel appears to be part of a commercial agricultural farming operation.

Telecommunication towers are a compatible use to the extent that they do not significantly displace farmland on restricted land. Based on the proposed size of the lease area, this does not appear to be a concern.

Fresno County Department of Agriculture: The Fresno County “Right to Farm” Ordinances 17.04.100 and 17.72.075 shall be presented to the Applicant so that any necessary mitigation measures can be considered by the facility to minimize any potential discomfort or risk to employees and customers.

Fresno County Right-to-Farm Notice: “It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not be or become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years.”

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

General Plan Policy PF-J.4 requires compliance with the Wireless Communication Guidelines.

The Wireless Communications Guidelines address several concerns with cell towers, including site placement, co-location opportunities, and alternative site locations. The Wireless Guidelines support the placement of the tower in an area of the parcel that is adjacent to uncultivated land, and which can be accessed without the creation of an easement that would inhibit future cultivation of existing farmland. Coverage maps provided by the Applicant show a need for coverage around a nearby section of Interstate 5 (I-5). In regard to co-location, the Applicant indicated that there were towers in the vicinity, but they either would not achieve the goal of improving coverage on the I-5 corridor due to their distance from I-5, or they did not provide co-location opportunities. The proposed tower will provide potential co-location opportunities for other carriers. Review of the site plan shows adequate space for additional ground equipment as well.

Interstate 5, which runs approximately 3,300 feet west of the proposed communication tower, is a Scenic Highway according to the Fresno County General Plan. The General Plan lists several

policies which restrict development along scenic routes; however, the tower will be built near existing power poles and large PG&E high-voltage transmission lattice towers. Due to the distance between the highway and the proposed tower, and similar tower structures already present in the area, the proposed tower has been determined to have a less than significant effect on the scenic nature of I-5.

Based on the above considerations, staff believes that the proposal is consistent with the Wireless Communication Guidelines and the County General Plan.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

None

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3599, subject to the recommended Conditions.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7420; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3599, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3599 ; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Mitigation Measures, recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7420/Unclassified Conditional Use Permit Application No. 3599  
(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	During ground-disturbing activities
<b>Conditions of Approval</b>					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevation, and Operational Statement approved by the Commission.				
2.	The approval of this application shall expire in the event the use of the tower ceases for a period in excess of two years. At such time, the tower and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land. Note: This department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.				
3.	The owner shall sign a covenant acknowledging Fresno County's "Right to Farm" ordinances to ensure that any potential discomfort or risk to employees and customers associated with the existing agricultural nature of the surrounding area can be adequately considered prior to construction.				
4.	Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate colocation, such as provision for colocation in signed lease agreement, and additional area within lease area for colocation of equipment, or other information that demonstrates the facility shall make itself available for colocation.				

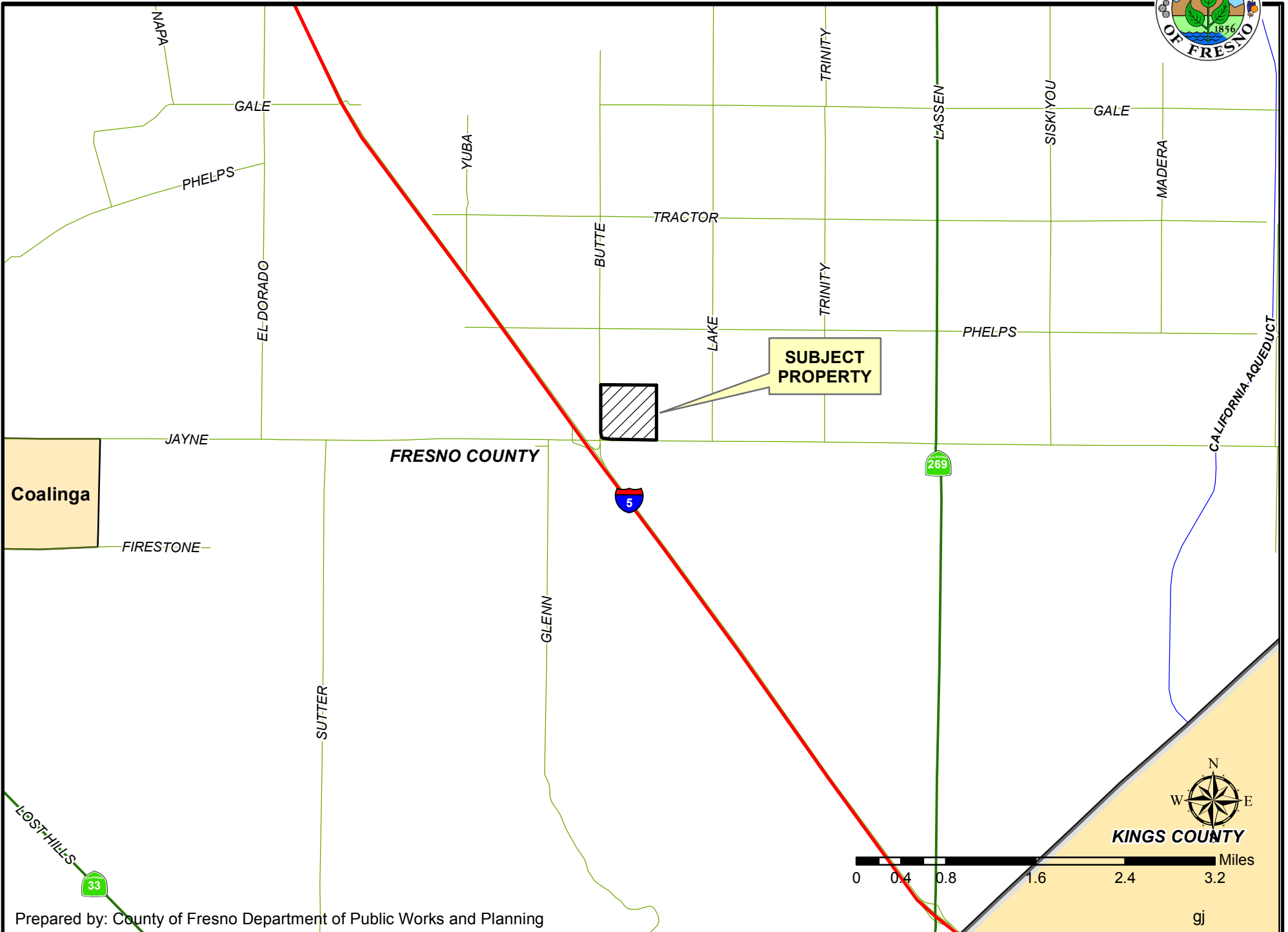
\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.  
Conditions of Approval reference recommended Conditions for the project.

**Notes**

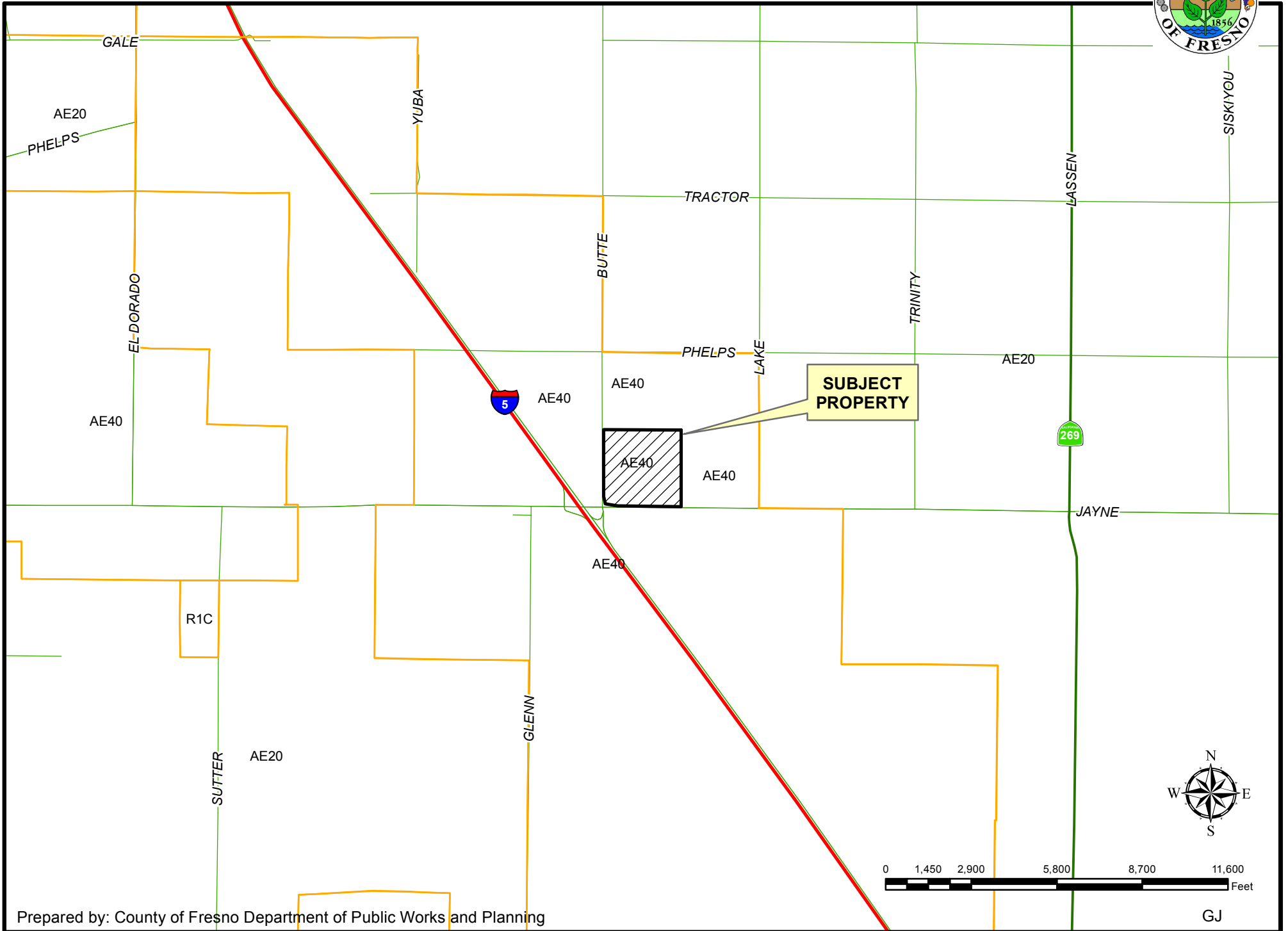
**The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.**

1.	Unclassified Conditional Use Permit (CUP) No. 3599 shall become void unless there has not been substantial development within two years of the effective date of approval.
2.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.
3.	The proposed project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District, the Applicant must fill out the Fire Permit Application to submit with the plans. A determination will be made and information provided to the Applicant on how to join CFD based on the application.
4.	All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5.
5.	Plans, permits and inspections are required for all onsite improvements, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.
6.	Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.
7.	A grading permit or voucher is required for any grading proposed with this application.
8.	Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Further, any operation that handles hazardous materials or hazardous waste above the following State reporting thresholds may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95: 1) 55 gallons of liquid material; 2) 500 pounds of solid material; 3) 200 cubic feet of compressed gas; or 4) the threshold planning quantity for extremely hazardous substances.
9.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5, which addresses proper labeling, storage and handling of hazardous wastes.
10.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
11.	Ten-foot by ten-foot corner cutoffs are necessary for sight distance at the proposed driveway onto West Jayne Avenue.

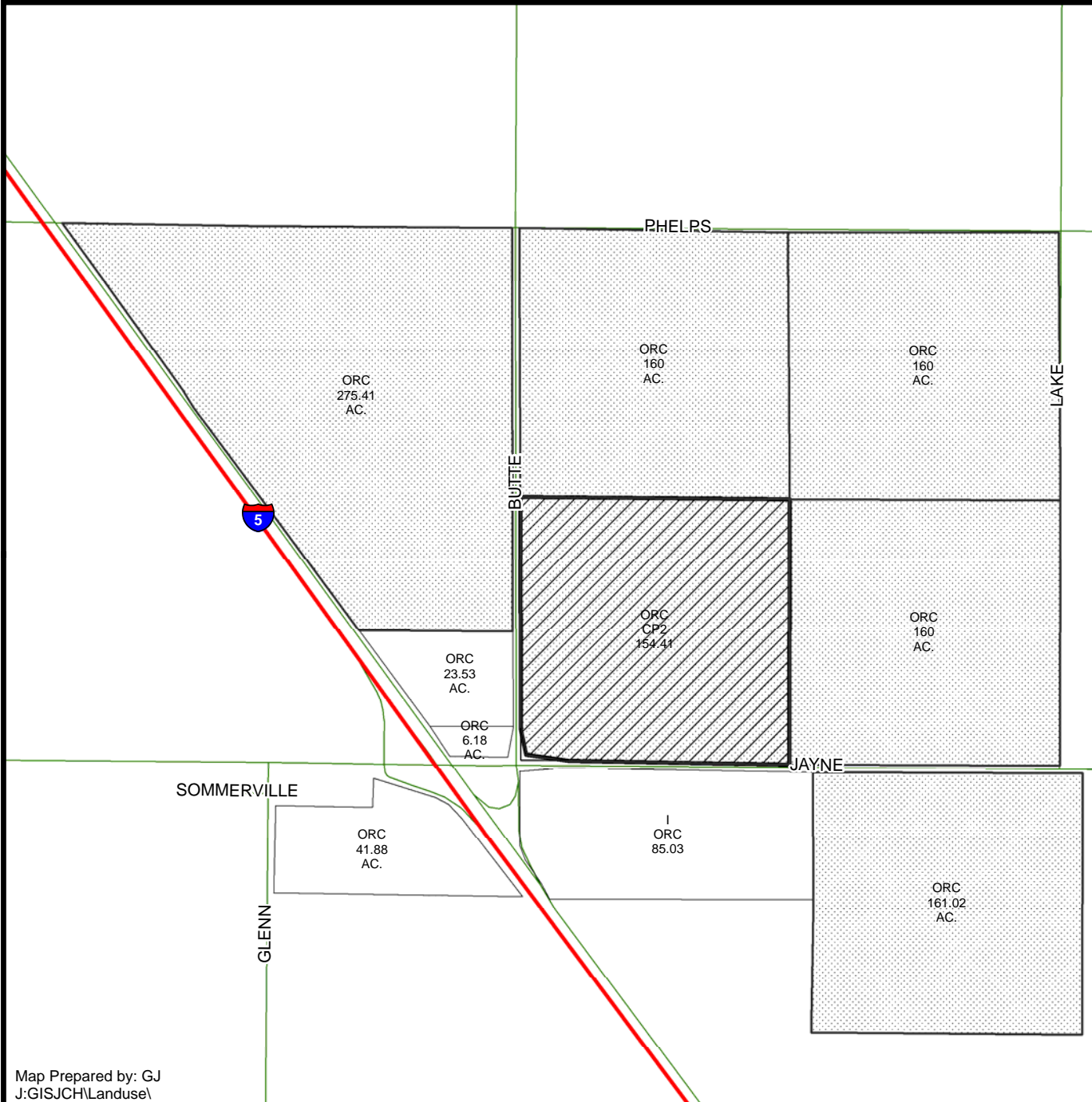
# LOCATION MAP



# EXISTING ZONING MAP




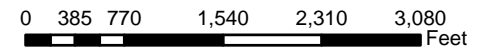
# EXISTING LAND USE MAP



LEGEND	
I -	INDUSTRIAL
CP# -	OFFICE COMM./PROF
ORC -	ORCHARD
V -	VACANT

### LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

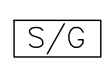

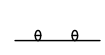




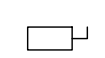









**SITE WORK GENERAL NOTES:**

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

**ABBREVIATIONS AND SYMBOLS:**

ABBREVIATIONS:	SYMBOLS:
AGL ABOVE GRADE LEVEL	 SOLID GROUND BUSS BAR
BTS BASE TRANSCEIVER STATION	 SOLID NEUTRAL BUSS BAR
(E) EXISTING	 SUPPLEMENTAL GROUND CONDUCTOR
MIN. MINIMUM	 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
N.T.S. NOT TO SCALE	 SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
REF REFERENCE	 CHEMICAL GROUND ROD
RF RADIO FREQUENCY	 DISCONNECT SWITCH
T.B.D. TO BE DETERMINED	 METER
T.B.R. TO BE RESOLVED	 EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
TYP TYPICAL	 MECHANICAL WELD
REQ REQUIRED	 5/8" X 10'-0" COPPER CLAD STEEL GROUND ROD
EGR EQUIPMENT GROUND RING	 5/8" X 10'-0" COPPER CLAD STEEL GROUND ROD WITH INSPECTION SLEEVE
AWG AMERICAN WIRE GAUGE	 GROUNDING WIRE
MGB MASTER GROUND BUSS	
EG EQUIPMENT GROUND	
BCW BARE COPPER WIRE	
SIAD SMART INTEGRATED ACCESS DEVICE	
GEN GENERATOR	
IGR INTERIOR GROUND RING (HALO)	
RBS RADIO BASE STATION	
U.N.O. UNLESS NOTED OTHERWISE	

**STRUCTURAL STEEL NOTES:**

1. ALL STEEL SHALL BE GALVANIZED PER ASTM A123 & CONFORM TO THE FOLLOWING MINIMUM SPECS.:  
HSS SHAPES (TUBE) ASTM A500, GR. B (46 KSI)  
HSS SHAPES (ROUND) ASTM A500, GR. B (42 KSI)  
W-SHAPES ASTM A992, (50 KSI)  
CHANNELS, ANGLES & PLATES ASTM A36
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8"Ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

**CONCRETE AND REINFORCING STEEL NOTES:**

DETAIL 

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF DEAD PLUS LIVE.
3. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" (± 3/8") OF CONCRETE COVER, U.N.O.
4. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

**FOUNDATION NOTES:**

DETAIL 

1. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT (IF AVAILABLE) AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
2. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO THE PLACEMENT OF CONCRETE AND SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.
4. REBAR AT BOTTOM OF FOUNDATIONS SHALL BE BONDED TO SITE GROUNDING SYSTEM (WHEN APPLICABLE). SEE ADDITIONAL DETAILS ON GROUNDING SITE PLAN.
5. ALL FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL".
6. STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 6" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

**GENERAL NOTES:**

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR- GENERAL CONTRACTOR  
SUBCONTRACTOR- SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.  
OWNER- ECO-SITES  
OEM- ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED WERE DESIGNED AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH ECO-SITE MASTER SPECIFICATIONS AND THESE DRAWINGS WHERE A CONFLICT EXISTS IT IS CONTRACTORS RESPONSIBILITY TO NOTIFY OWNER.
13. NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE.
14. CONTRACTOR SHALL HOLD HARMLESS ECO-SITE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO  
A) PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT  
B) SIGNS, SIGNALS, & BARRICADES  
C) TOOLS - HAND & POWER  
D) ELECTRICAL  
E) FALL PROTECTION  
F) EXCAVATIONS  
G) CONCRETE & MASONRY CONSTRUCTION  
H) STEEL ERECTION  
I) POWER TRANSMISSION & DISTRIBUTION  
J) CRANES & DERRICKS IN CONSTRUCTION.

**Eco-Site**

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013  
T-MOBILE: HURON/SC10415  
19536 W. JAYNE AVE.  
HURON, CA 93234  
FRESNO COUNTY

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DRAWN BY: CHK.: APV.:

RD	MS	MS
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LICENSER:

SHEET TITLE:

**GENERAL NOTES**

SHEET NUMBER: REVISION:

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**ELECTRICAL INSTALLATION NOTES:**

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
- CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
- EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
- PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

**ELECTRICAL INSTALLATION NOTES (CONT.):**

- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).
- ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
- BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8"Ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

**KEYED NOTES:**

(SEE GROUNDING PLAN DIAGRAM - SHEET E-2)



- TOWER GROUNDING: EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING TO EXISTING TOWER AND MAKE EXOTHERMIC CONNECTION.
- HATCH PLATE GROUND BAR: EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING UP THROUGH 1/2"Ø PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT 4 BUILDING CORNERS.
- GROUNDING OF INTERNAL GROUND RING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING THROUGH 1/2" DIA. PVC SLEEVE INTO EQUIPMENT SHELTER FOR CONNECTION TO INTERIOR HALO GROUND RING. TYPICAL AT (4) BUILDING CORNERS.
- GROUND ROD: COPPER CLAD STEEL, 5/8"Ø TEN (10) FEET LONG.
- ICE BRIDGE SUPPORT POST GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POSTS AND EXOTHERMICALLY WELD.
- FENCE GROUNDING: IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELD. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
- HVAC GROUNDING: EXTEND #2 TINNED CU WIRE FORM BURIED GROUND RING TO THE HVAC UNIT AND MAKE A MECHANICAL CONNECTION.
- TOWER GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION. SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- CELL REFERENCE GROUND BAR: EXTEND (2) #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE CELL REFERENCE GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- TELCO GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO TELCO GROUND BAR (INSIDE SHELTER) AND MAKE AN EXOTHERMIC WELD CONNECTION.
- ANTENNA GROUND BAR: MOUNT GROUND BAR DIRECTLY TO TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
- GATE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO GATE POSTS AND EXOTHERMICALLY WELD.
- EXTERIOR GFCI RECEPTACLE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.

**GREENFIELD GROUNDING NOTES:**

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
- THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
- METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
- COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
- APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WIT A CORROSION RESISTANT MATERIAL.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
- GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

**Eco-Site**

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013  
T-MOBILE: HURON/SC10415  
19536 W. JAYNE AVE.  
HURON, CA 93234  
FRESNO COUNTY

CURRENT ISSUE DATE:

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RD	MS	MS
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LICENSER:

SHEET TITLE:

**GENERAL NOTES**

SHEET NUMBER: REVISION:

**T3**

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**DISCLAIMER:**

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELSIUS ENGINEERING GROUP TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELSIUS, RELIEVES CELSIUS ENGINEERING GROUP OF ANY AND ALL LIABILITY.
3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF CELSIUS ENGINEERING GROUP & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
4. FIELD SURVEY COMPLETED ON FEBRUARY 01, 2017.

**ACCESS AND UTILITY EASEMENT CENTERLINE DESCRIPTION**

A STRIP OF LAND FOR THE PURPOSES OF AN ACCESS AND UTILITY EASEMENT TO SERVE A TELECOMMUNICATION EQUIPMENT LEASE AREA DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF; EXCEPT THEREFROM ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 32 LYING WITHIN THE PORTION DEEDED TO THE STATE OF CALIFORNIA FOR FREEWAY BY INSTRUMENT RECORDED JANUARY 28, 1966 IN BOOK 5269, PAGE 451, DOCUMENT NO. 7572 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO ALL OIL, GAS AND MINERALS, AS RESERVED IN THE DEED FROM GIFFEN, INC., TO ANTHONY P. MEIER AS TRUSTEE OF THE HOCKEY FARM TRUST, RECORDED AUGUST 8, 1974 IN BOOK 6333, PAGE 375, DOCUMENT NO. 59826 OF OFFICIAL RECORDS, SAID STRIP OF LAND BEING TWENTY (20.00) FEET IN WIDTH AND LYING TEN (10) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A 3.5-INCH BRASS DISK IN THE CENTERLINE OF JAYNE STREET SIXTY (60) FEET WIDE AS IT NOW EXISTS STAMPED FRESNO COUNTY, SAID POINT BEING THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP, 21. SOUTH, RANGE 17 EAST, MOUNT DIABLO MERIDIAN, FRESNO COUNTY, CALIFORNIA. THENCE NORTH 89°33'03" WEST, A DISTANCE OF 260.50 FEET TO THE TRUE POINT OF BEGINNING

THENCE LEAVING SAID CENTERLINE NORTH 00°26'57" EAST A DISTANCE OF 2608.36 FEET; THENCE NORTH 89°33'03" WEST A DISTANCE OF 310.89 FEET; THENCE NORTH 00°26'57" EAST A DISTANCE OF 21.05 FEET TO A POINT HERIN REFERRED TO AS POINT "A"

**LEASE AREA DESCRIPTION**

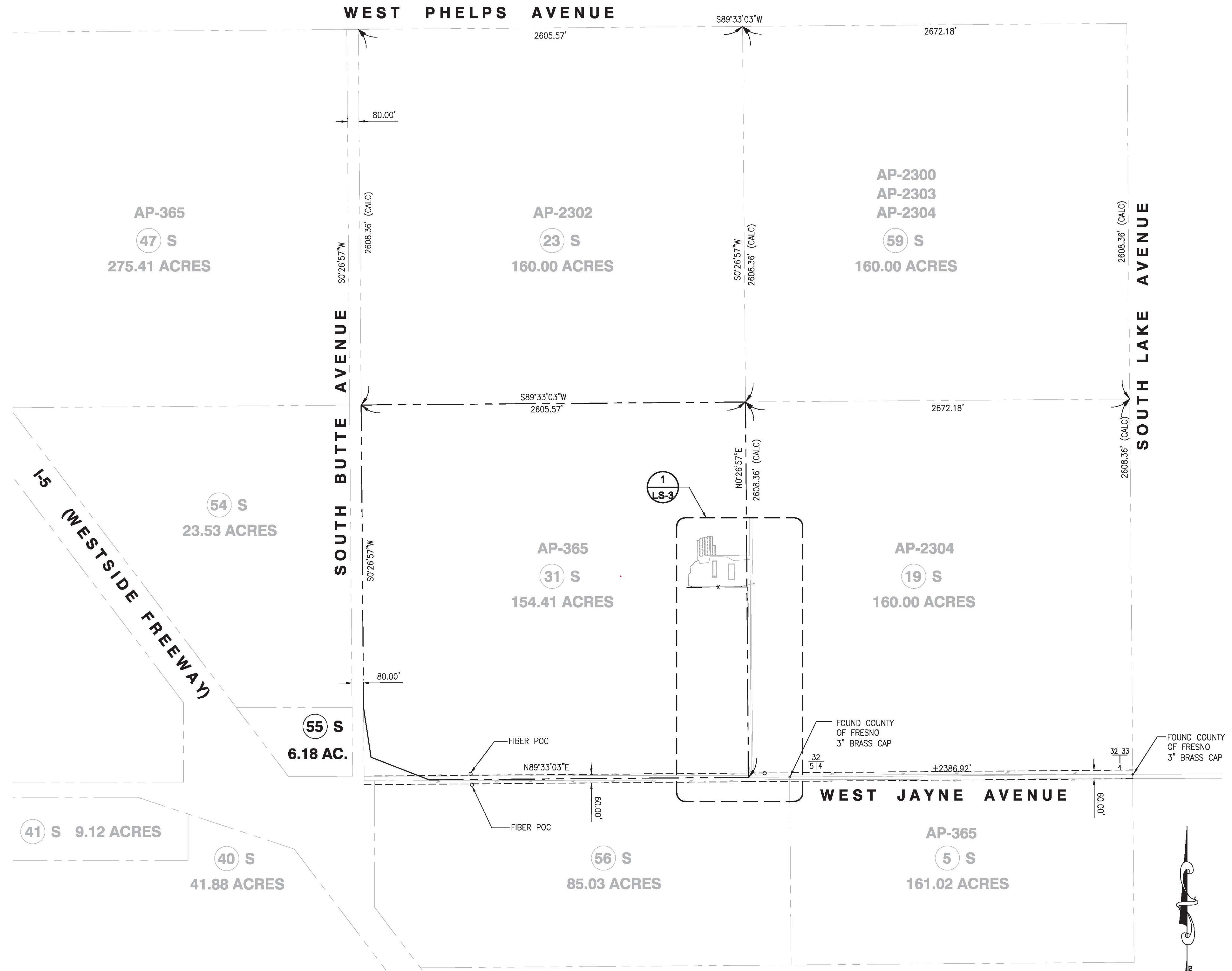
COMMENCING AT SAID POINT "A" THENCE NORTH 89°33'03" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 00°26'57" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°33'03" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°26'57" WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THE SAID PARCEL OF LAND CONTAINING 900 SQUARE FEET.

**SURVEYOR'S NOTE & CERTIFICATION:**

I HEREBY CERTIFY TO ECO-SITE AND FIDELITY NATIONAL TITLE COMPANY THAT THIS "LEASE AREA SURVEY" IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. IT CORRECTLY DEPICTS EXISTING, READILY VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES AND THE BOUNDARY OF THE UNDERLYING PARCEL WAS VERIFIED FROM FIELD AND RECORD INFORMATION. THIS "LEASE AREA SURVEY" IS NOT A BOUNDARY SURVEY OF THE UNDERLYING PARCEL AND THIS SURVEY WAS DEVELOPED TO SUPPORT THE COMMUNICATIONS FACILITY PLAN SET NAMED HEREON.

*Andrew J. Koltavary*  
ANDREW J. KOLTAVARY

04/24/2017



Eco-Site

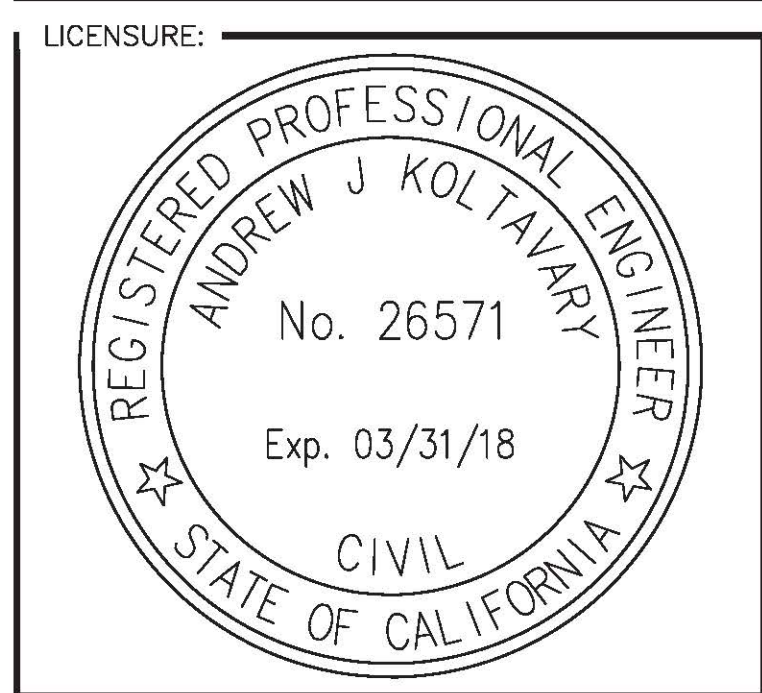
INFRASTRUCTURE PARTNERS  
AZ - CA - CO - ID - NM - NV - TX - UT

celsius ENGINEERING GROUP  
10005 MUIRLANDS BLVD., SUITES E & F  
IRVINE, CA 92618  
tel. (949) 202-2311 | fax. (888) 505-2977

REV	DATE	DESCRIPTION
2	04/24/17	CLIENT REVISION
1	03/02/17	FINAL SURVEY
0	02/07/17	PRELIMINARY SURVEY

ISSUED DATE: **APRIL 24, 2017**

ISSUED FOR: **FINAL SURVEY**

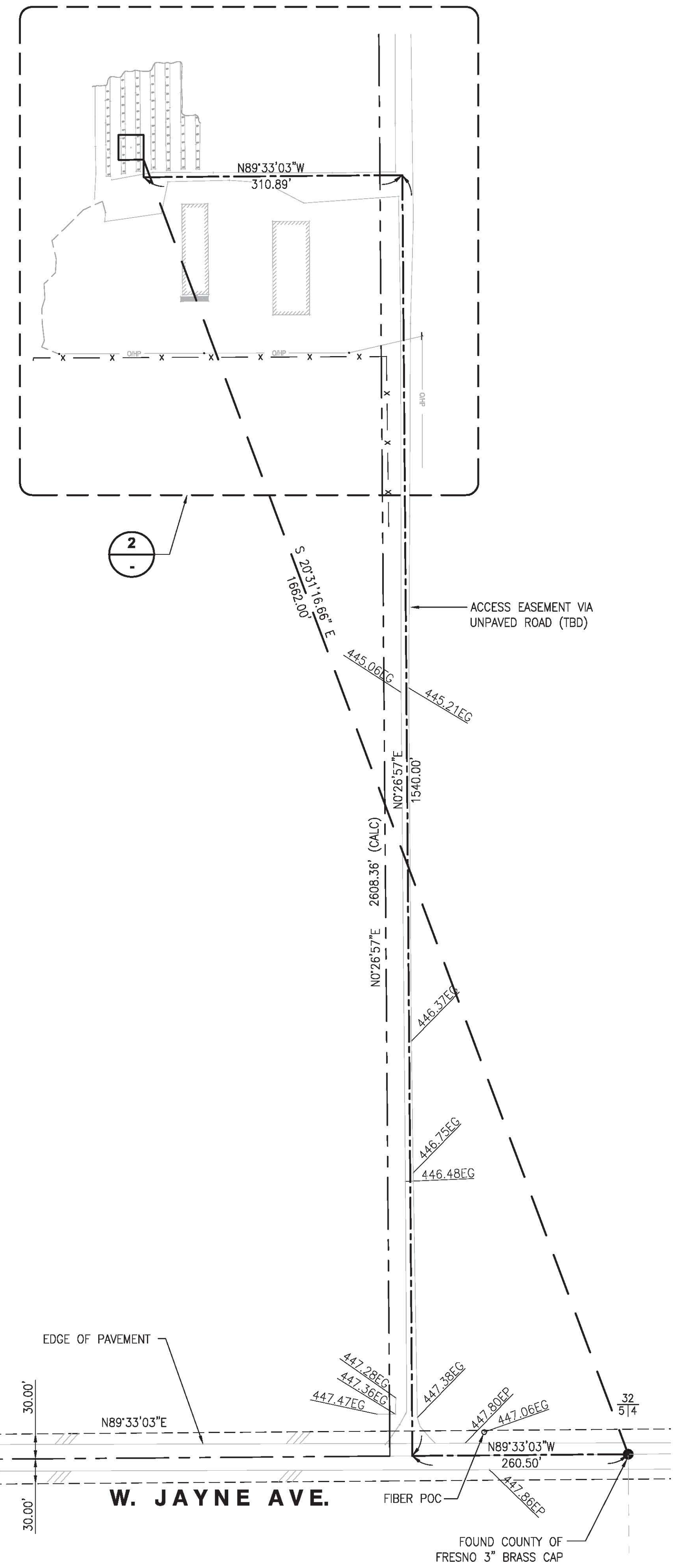


PROJECT INFORMATION:  
**CA-0013 WEST SIDE**  
19536 WEST JAYNE AVE.  
HURON, CA 93234

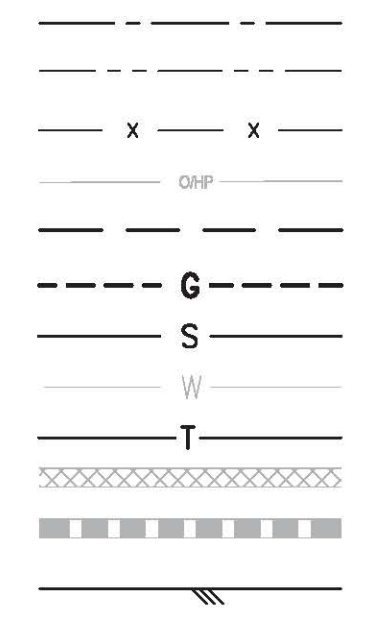
DRAWN BY: LMJ  
CHECKED BY: AJK

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**



**LEGEND**



- |                     |     |                         |      |                          |
|---------------------|-----|-------------------------|------|--------------------------|
| CENTER LINE         | BL  | BOLLARD                 | PB   | PULL BOX                 |
| PROPERTY LINE       | FD  | FOUND                   | SSCO | SANITARY SEWAGE CLEANOUT |
| CHAIN-LINK FENCE    | EJB | ELECTRICAL JUNCTION BOX | SS   | STREET SIGN/STOP SIGN    |
| OVERHEAD POWER LINE | EP  | EDGE OF PAVEMENT        | SDMH | STORMDRAIN MAN HOLE      |
| EASEMENT LINE       | FL  | FLOW LINE               | SL   | SKY LIGHT                |
| GAS LINE            | FS  | FINISH SURFACE          | TC   | TOP OF CURB              |
| SEWER LINE          | HT  | HEIGHT                  | TW   | TOP OF WALL              |
| WATER LINE          | GS  | GAS LINE                | TA   | TOP OF ANTENNA           |
| TELEPHONE CABLE     | RA  | ROOF ACCESS HATCH       | UC   | UTILITY CABINET          |
| WOOD WALL           | RR  | ROOF RIDGE              | BFP  | BACK FLOW PREVENTER      |
| CMU WALL            | RV  | ROOF VENT / ROOF DRAIN  | WM   | WATER METER              |
| EDGE OF PAVEMENT    | PL  | PROPERTY LINE           | WV   | WATER VALVE              |
|                     | PP  | POWER POLE              |      |                          |

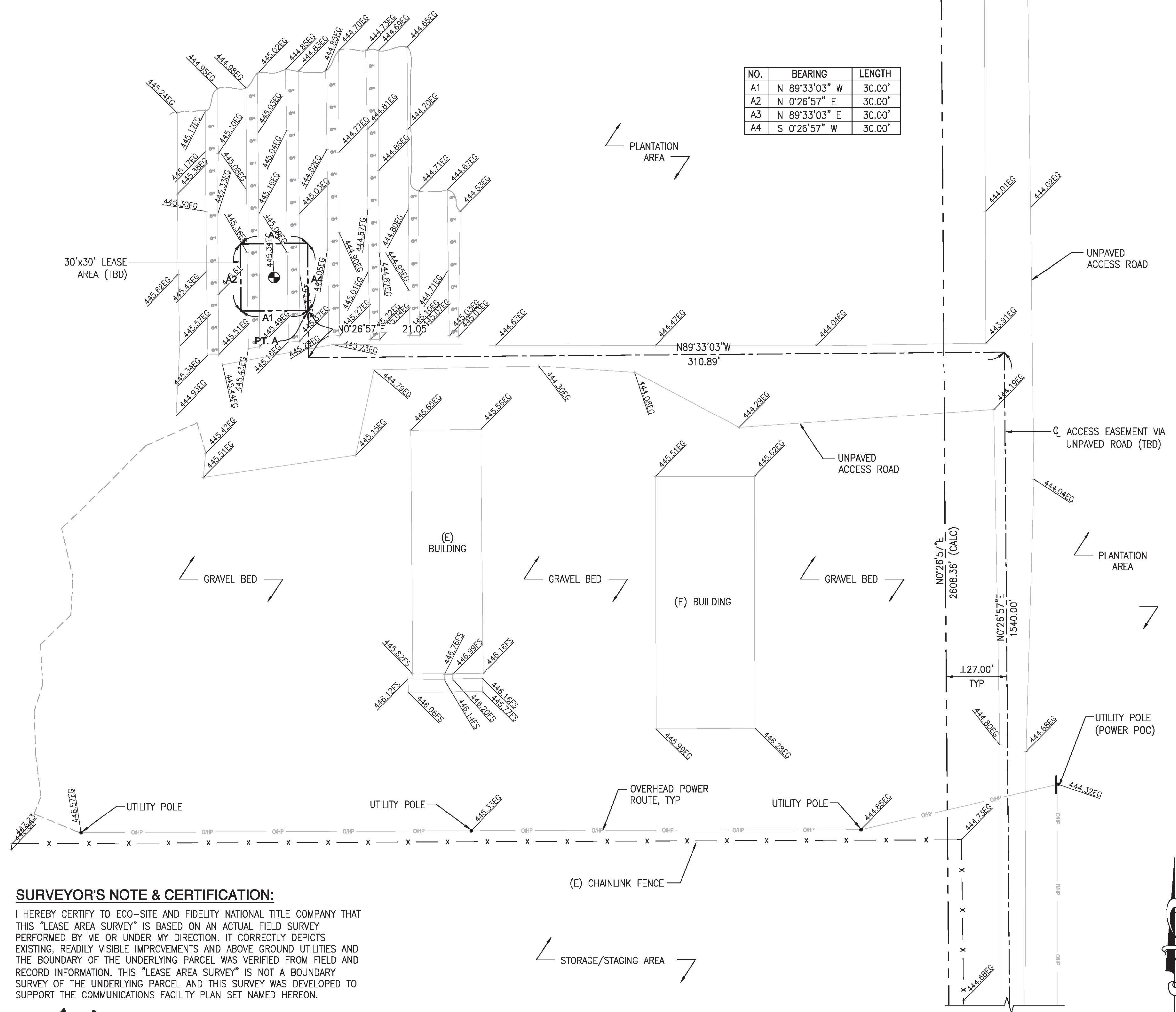
**ABBREVIATIONS**

- |     |                         |      |                          |
|-----|-------------------------|------|--------------------------|
| BL  | BOLLARD                 | PB   | PULL BOX                 |
| FD  | FOUND                   | SSCO | SANITARY SEWAGE CLEANOUT |
| EJB | ELECTRICAL JUNCTION BOX | SS   | STREET SIGN/STOP SIGN    |
| EP  | EDGE OF PAVEMENT        | SDMH | STORMDRAIN MAN HOLE      |
| FL  | FLOW LINE               | SL   | SKY LIGHT                |
| FS  | FINISH SURFACE          | TC   | TOP OF CURB              |
| HT  | HEIGHT                  | TW   | TOP OF WALL              |
| GS  | GAS LINE                | TA   | TOP OF ANTENNA           |
| RA  | ROOF ACCESS HATCH       | UC   | UTILITY CABINET          |
| RR  | ROOF RIDGE              | BFP  | BACK FLOW PREVENTER      |
| RV  | ROOF VENT / ROOF DRAIN  | WM   | WATER METER              |
| PL  | PROPERTY LINE           | WV   | WATER VALVE              |
| PP  | POWER POLE              |      |                          |

**MONUMENTS**

- MONUMENT FD. (AS NOTED)
- LATITUDE: 36° 08' 31.54" N  
LONGITUDE: 120° 08' 55.06" W

NO.	BEARING	LENGTH
A1	N 89°33'03" W	30.00'
A2	N 0°26'57" E	30.00'
A3	N 89°33'03" E	30.00'
A4	S 0°26'57" W	30.00'



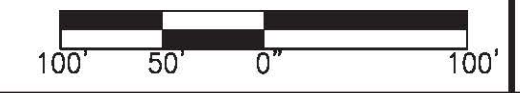
**SURVEYOR'S NOTE & CERTIFICATION:**  
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*Andrew J. Koltavary*  
 ANDREW J. KOLTAVARY 04/24/2017

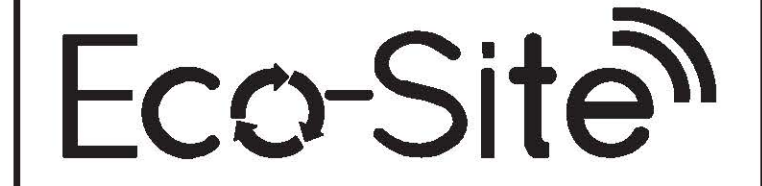
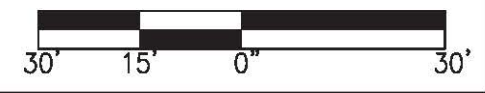
**ENLARGED SURVEYED SITE**

**LEASE AREA/ACCESS EASEMENT**

24"x36" SCALE: 1" = 100'-0"  
 11"x17" SCALE: 1" = 200'-0"



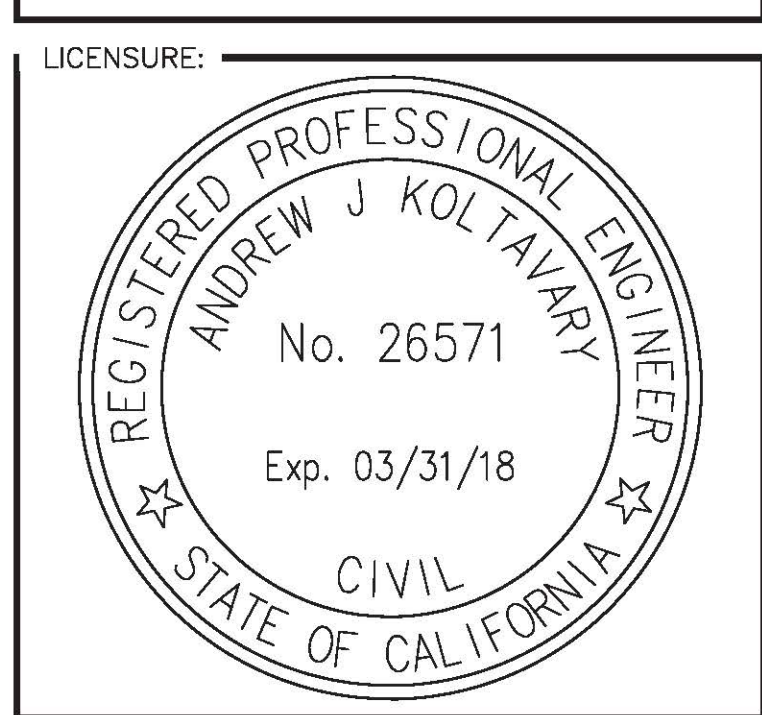
24"x36" SCALE: 1" = 30'-0"  
 11"x17" SCALE: 1" = 60'-0"



REV	DATE	DESCRIPTION
2	04/24/17	CLIENT REVISION
1	03/02/17	FINAL SURVEY
0	02/07/17	PRELIMINARY SURVEY

ISSUED DATE: **APRIL 24, 2017**

ISSUED FOR: **FINAL SURVEY**



PROJECT INFORMATION:  
**CA-0013 WEST SIDE**  
 19536 WEST JAYNE AVE.  
 HURON, CA 93234

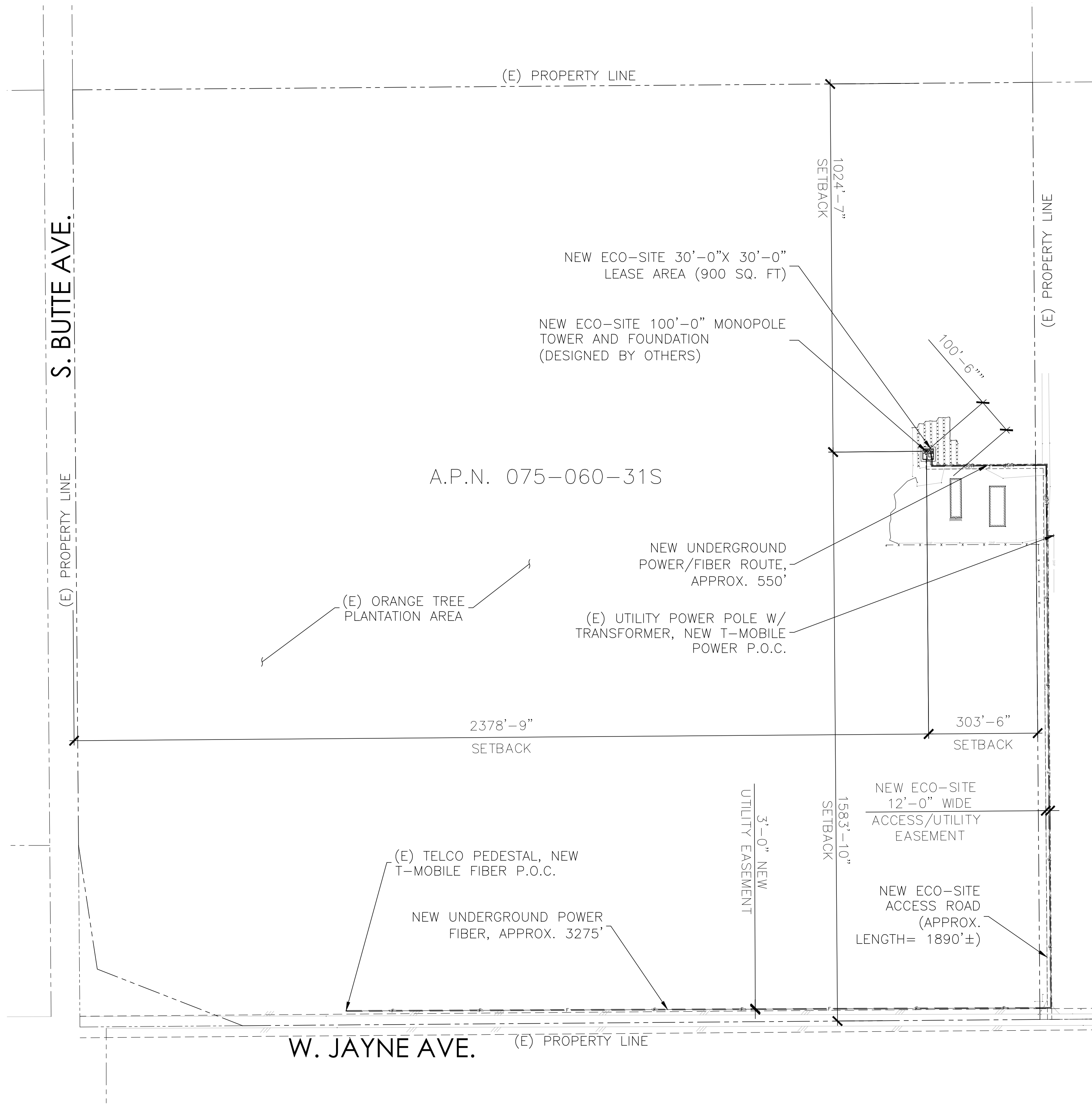
DRAWN BY: LMJ  
 CHECKED BY: AJK

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-3**

**SURVEY NOTE:**

1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY CELLSIUS DATED 04/24/17.



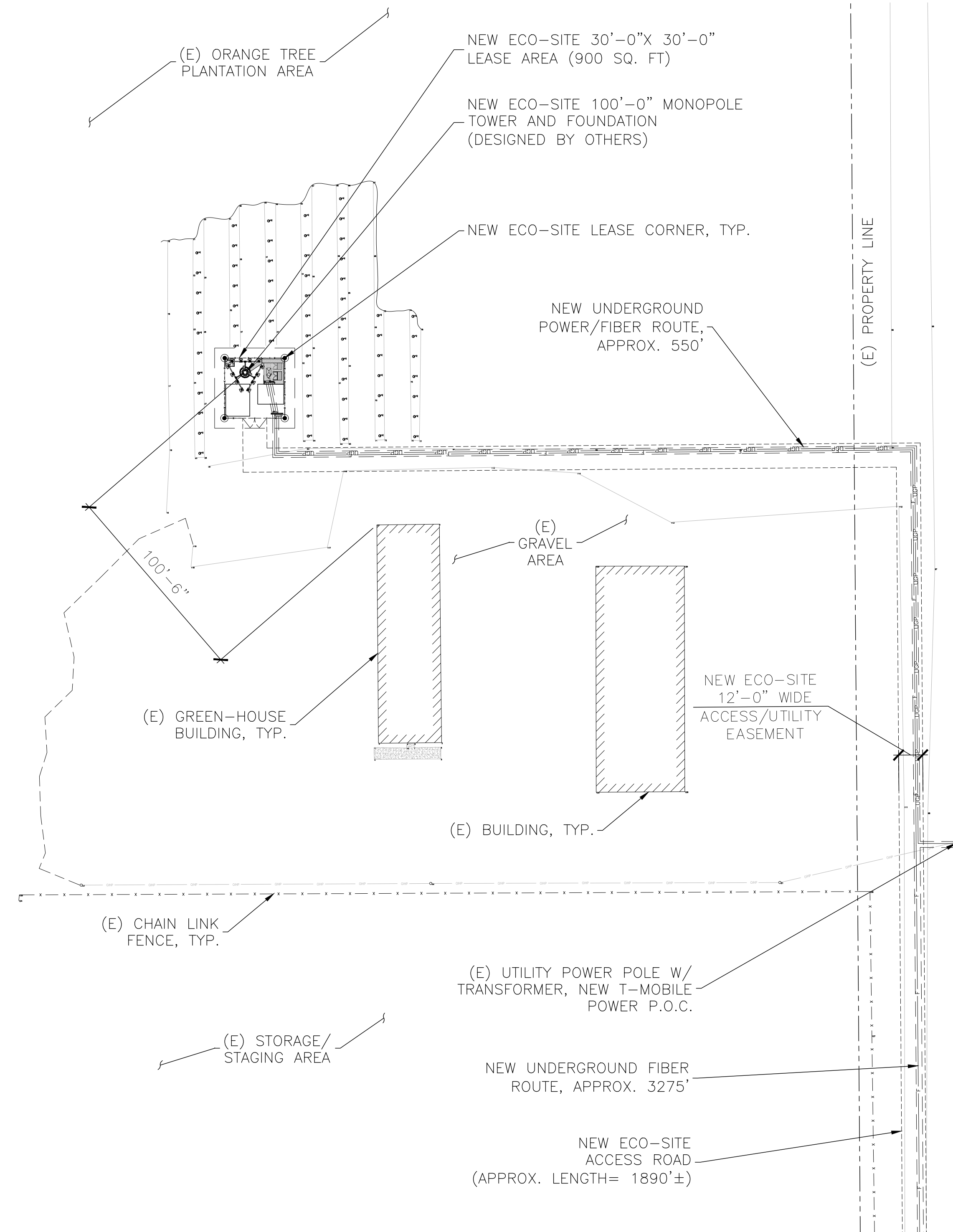
OVERALL SITE PLAN

24"x36" SCALE: 1" = 2000'-0" 2000' 1000' 0' 2000'

**NOTE:**

1. EXISTING ORANGE TREES WITHIN NEW PROPOSED ECO LEASE AREA TO BE REMOVED.
2. A 5'-0" CLEARANCE FROM NEW ECO CHAIN LINK FENCE ENCLOSURE SHALL BE MAINTAINED.

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	1024'-7"
SOUTH	1583'-10"
EAST	303'-6"
WEST	2378'-9"



SITE PLAN

24"x36" SCALE: 1" = 40'-0" 40' 20' 0' 40'

**Eco-Site**  
 240 LEIGH FARM ROAD, SUITE 415  
 DURHAM, NC 27707

PROJECT INFORMATION:  
 ECO-SITE WEST SIDE/ CA-0013  
 T-MOBILE: HURON/SC10415  
 19536 W. JAYNE AVE.  
 HURON, CA 93234  
 FRESNO COUNTY

CURRENT ISSUE DATE:  
 6/21/17

ISSUED FOR:  
 FOR REVIEW

REV.:	DATE:	ISSUED FOR:	BY:
0	06/21/17	100%ZD	RD

CONSULTANT:  
  
 T-Mobile West Corporation

CONSULTANT:  
  
 AZ - CA - CO - ID - NM - NV - TX - UT

DRAWN BY: CHK: APV:

RD	MS	MS
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LICENSER:

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER: REVISION:  
**C1**      **0**





PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013  
T-MOBILE: HURON/SC10415  
19536 W. JAYNE AVE.  
HURON, CA 93234  
FRESNO COUNTY

CURRENT ISSUE DATE:

6/21/17

ISSUED FOR:

FOR REVIEW

REV.: DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	06/21/17	100%ZD	RD

CONSULTANT:



CONSULTANT



DRAWN BY: CHK.: APV.:

RD	MS	MS
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LICENSER:

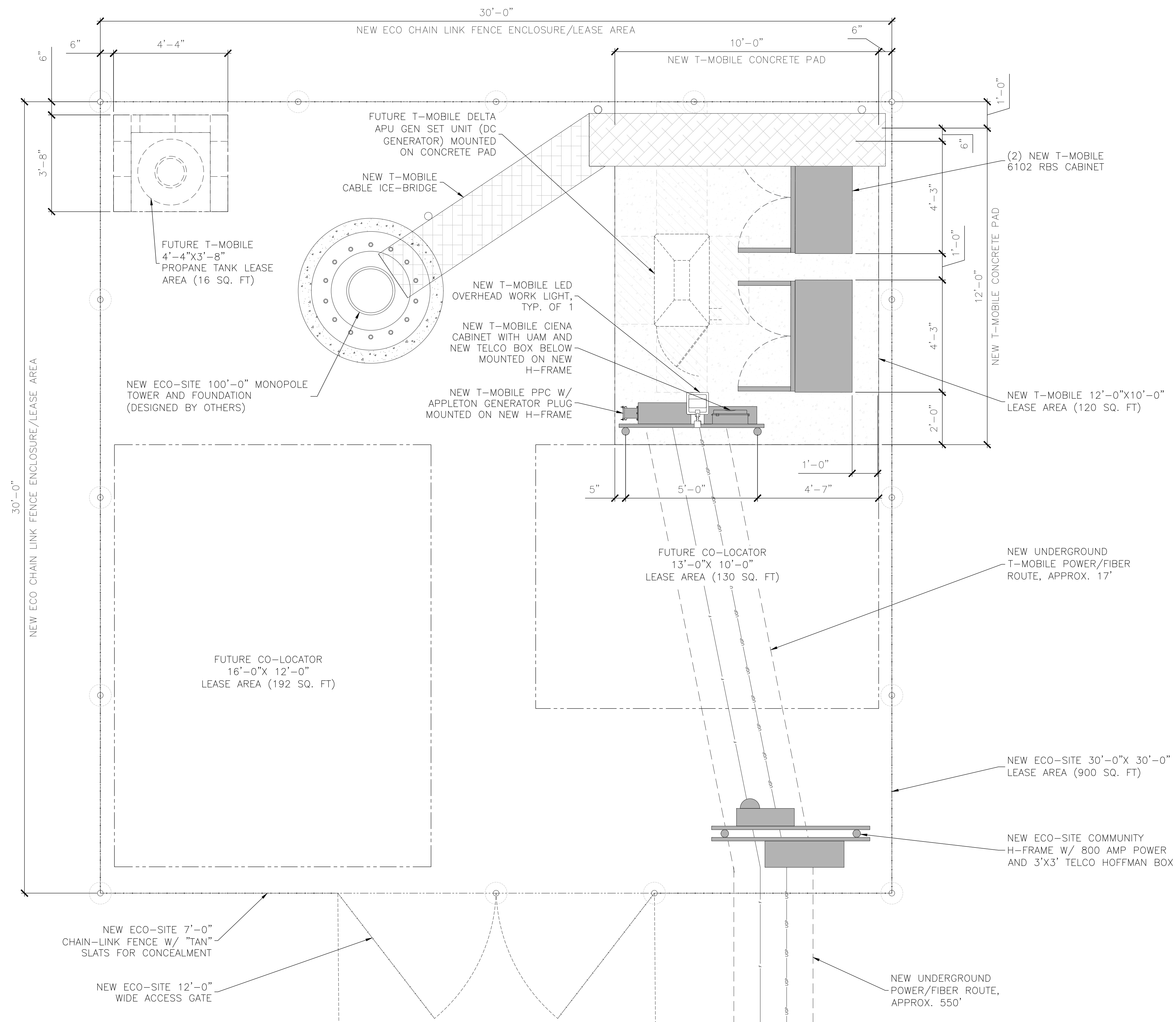
SHEET TITLE:

**EQUIPMENT PLAN**

SHEET NUMBER: REVISION:

**C3**

**0**



PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013  
T-MOBILE: HURON/SC10415  
19536 W. JAYNE AVE.  
HURON, CA 93234  
FRESNO COUNTY

CURRENT ISSUE DATE:

6/21/17

ISSUED FOR:

FOR REVIEW

REV.: DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	06/21/17	100%ZD	RD

CONSULTANT:



CONSULTANT



DRAWN BY: CHK.: APV.:

RD	MS	MS
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LICENSER:

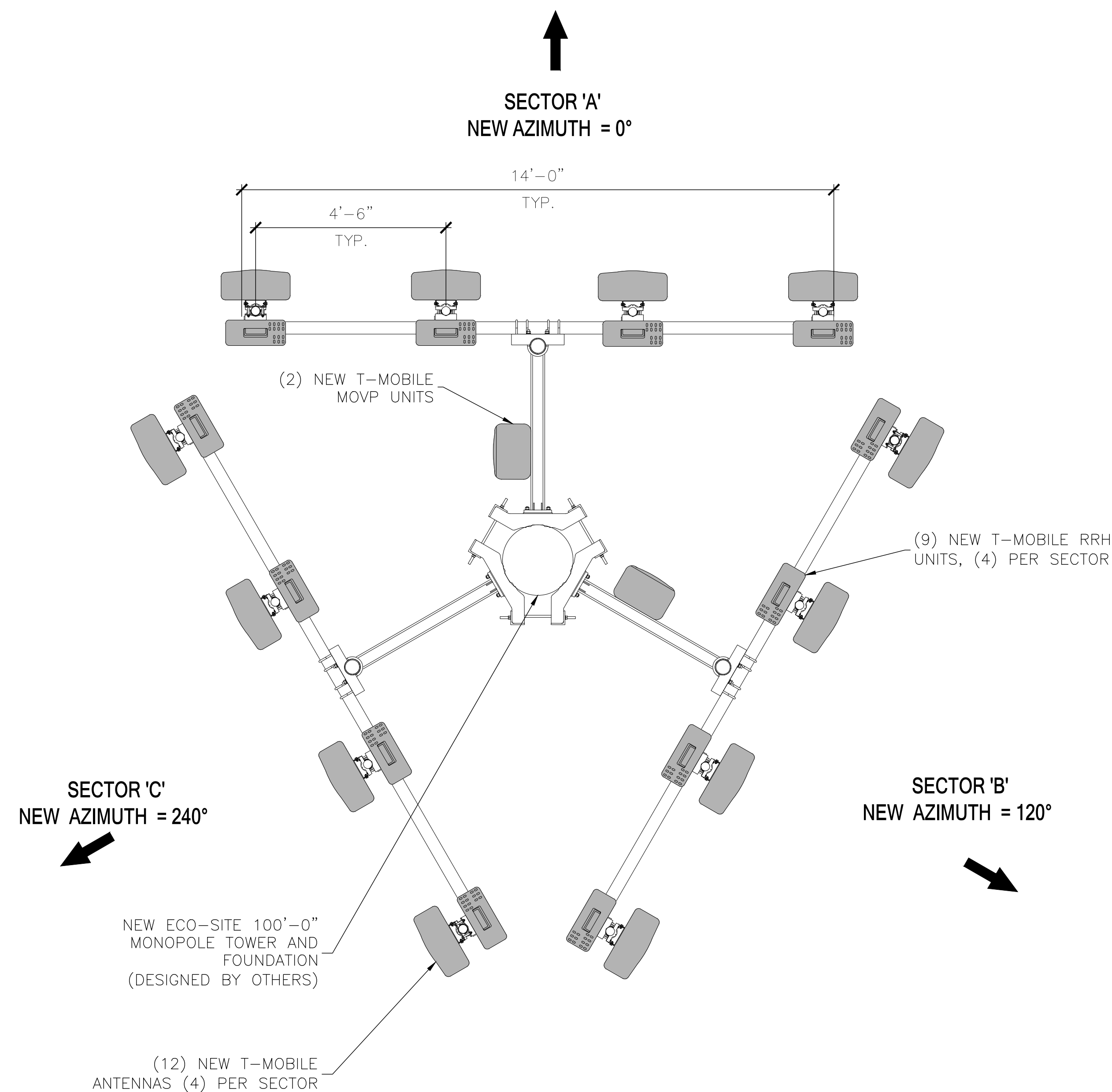
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**ANTENNA PLAN  
RF SCHEDULE**

SHEET NUMBER: REVISION:

**C4**

**0**



PROJECT INFORMATION:

ECO-SITE WEST SIDE/ CA-0013  
T-MOBILE: HURON/SC10415  
19536 W. JAYNE AVE.  
HURON, CA 93234  
FRESNO COUNTY

CURRENT ISSUE DATE:

6/21/17

ISSUED FOR:

FOR REVIEW

REV.: DATE: ISSUED FOR: BY:

REV.	DATE	ISSUED FOR	BY
0	06/21/17	100%ZD	RD

CONSULTANT:



CONSULTANT:



DRAWN BY: CHK.: APV.:

RD	MS	MS
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LICENSER:

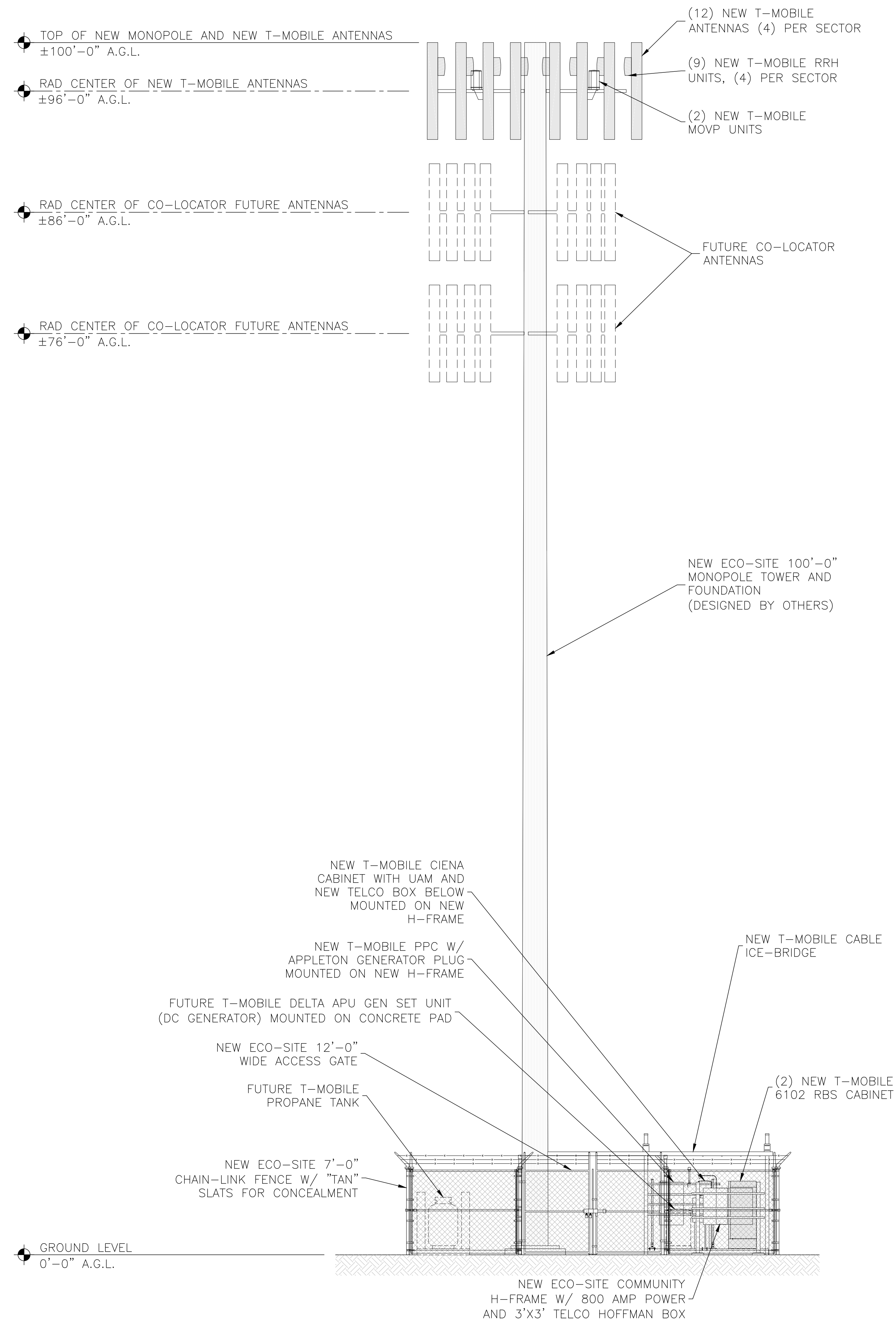
SHEET TITLE:

**EAST AND SOUTH ELEVATIONS**

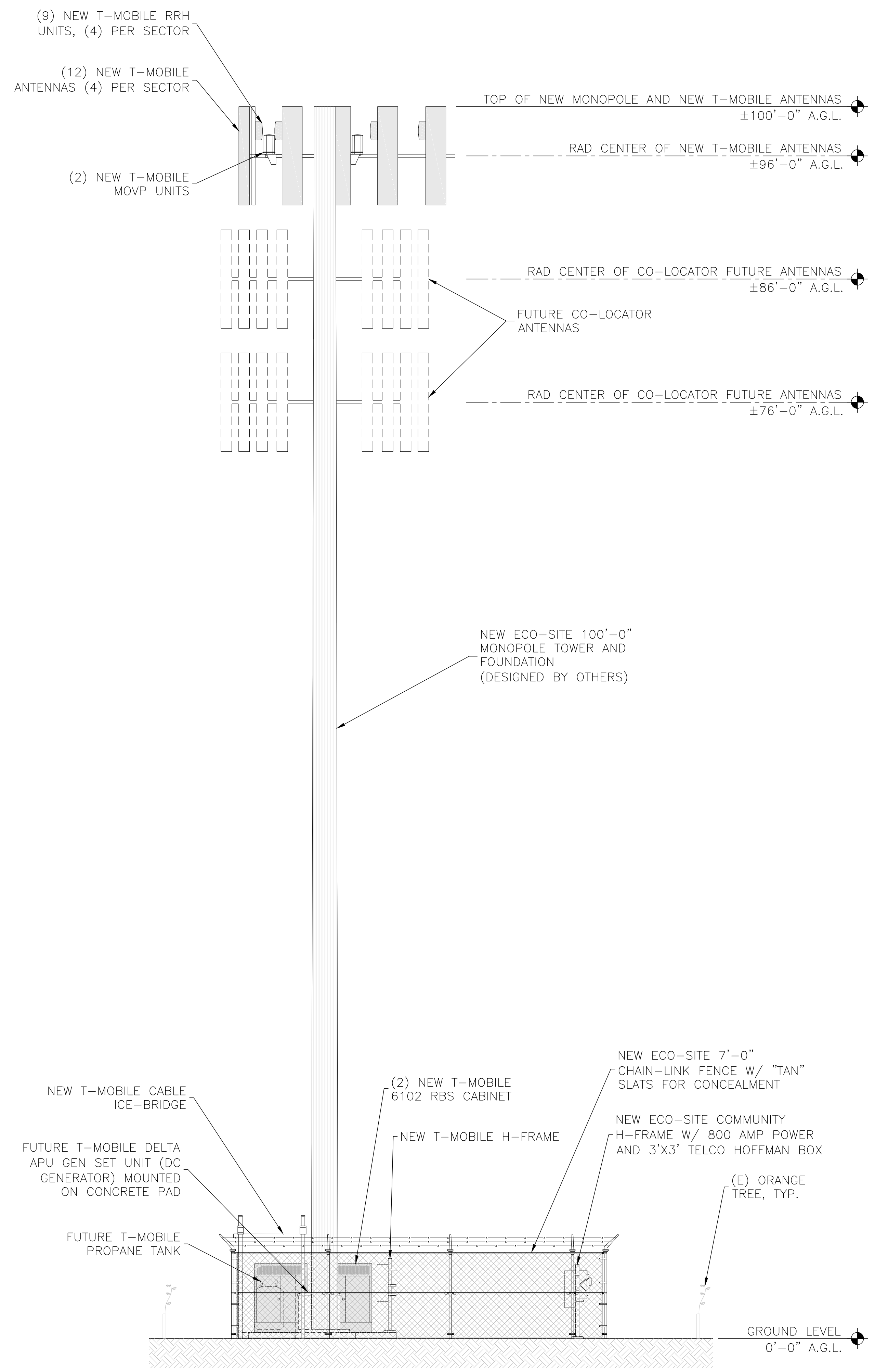
SHEET NUMBER: REVISION:

**C5**

**0**



**SOUTH ELEVATION**



**EAST ELEVATION**



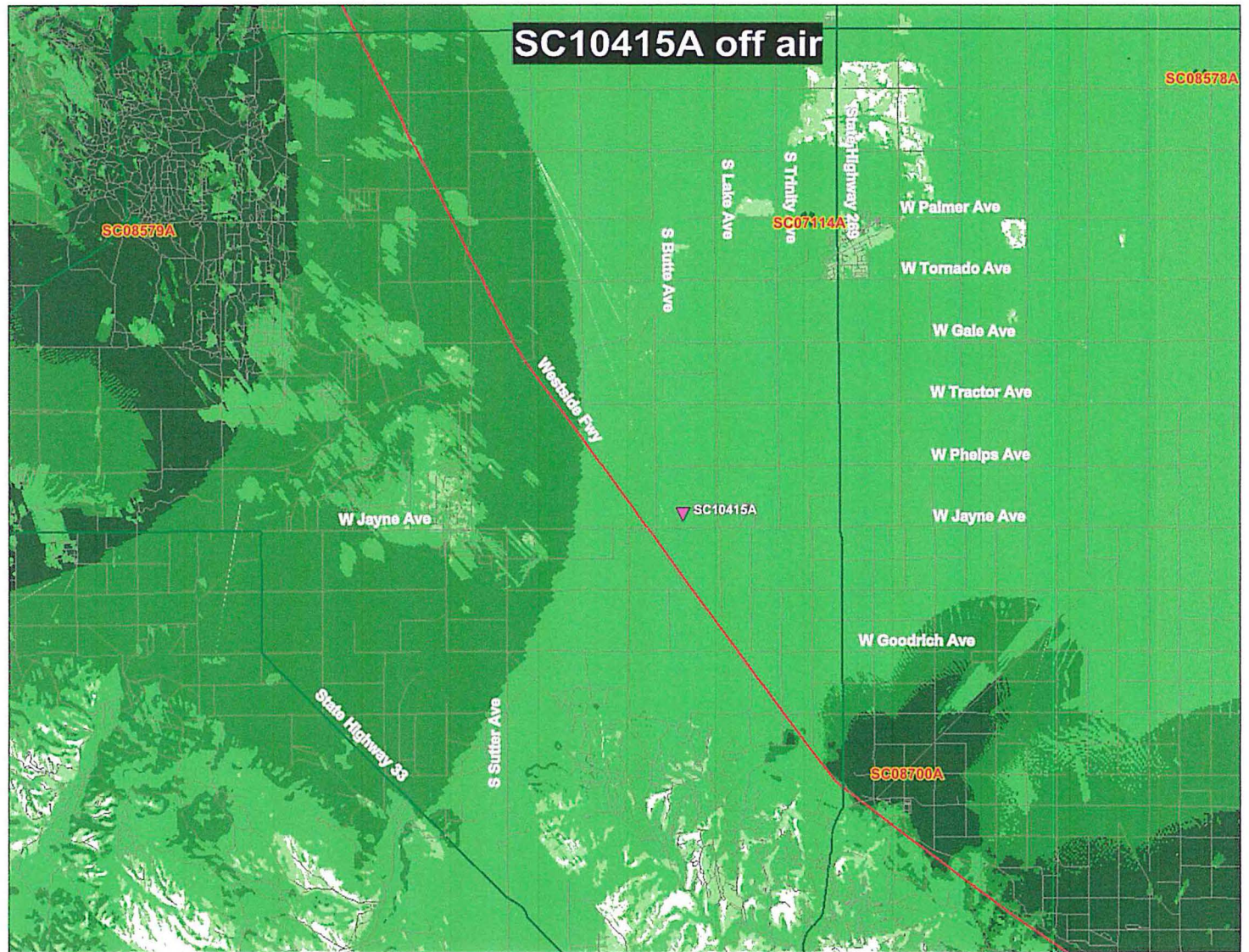
**COVERAGE MAPS FOLLOWING**

**Darkest to lightest green indicates best to worse coverage; white areas indicated no coverage from the subject site**

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COUNTY OF FRESNO

DEC 13 2017

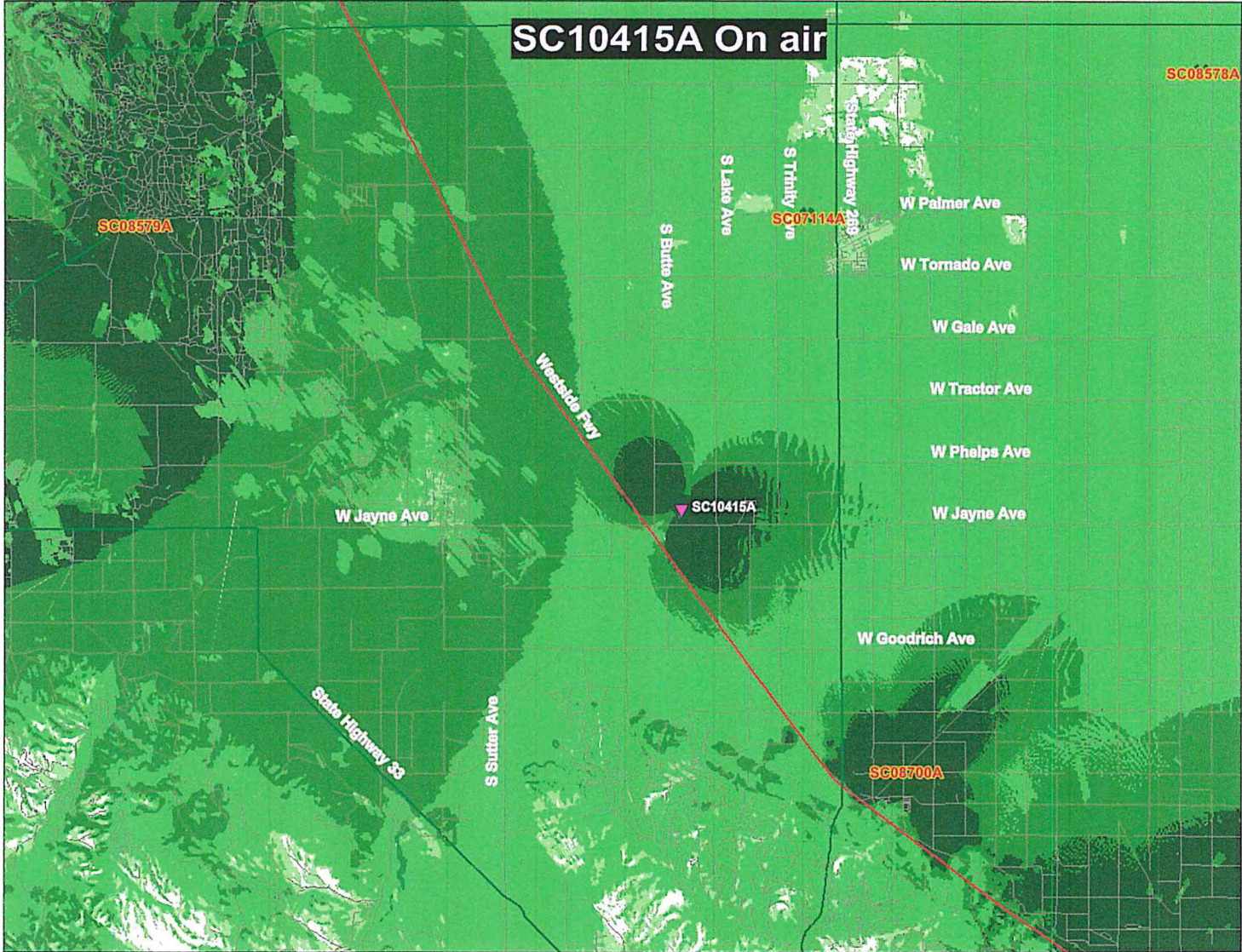
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



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COUNTY OF FRESNO

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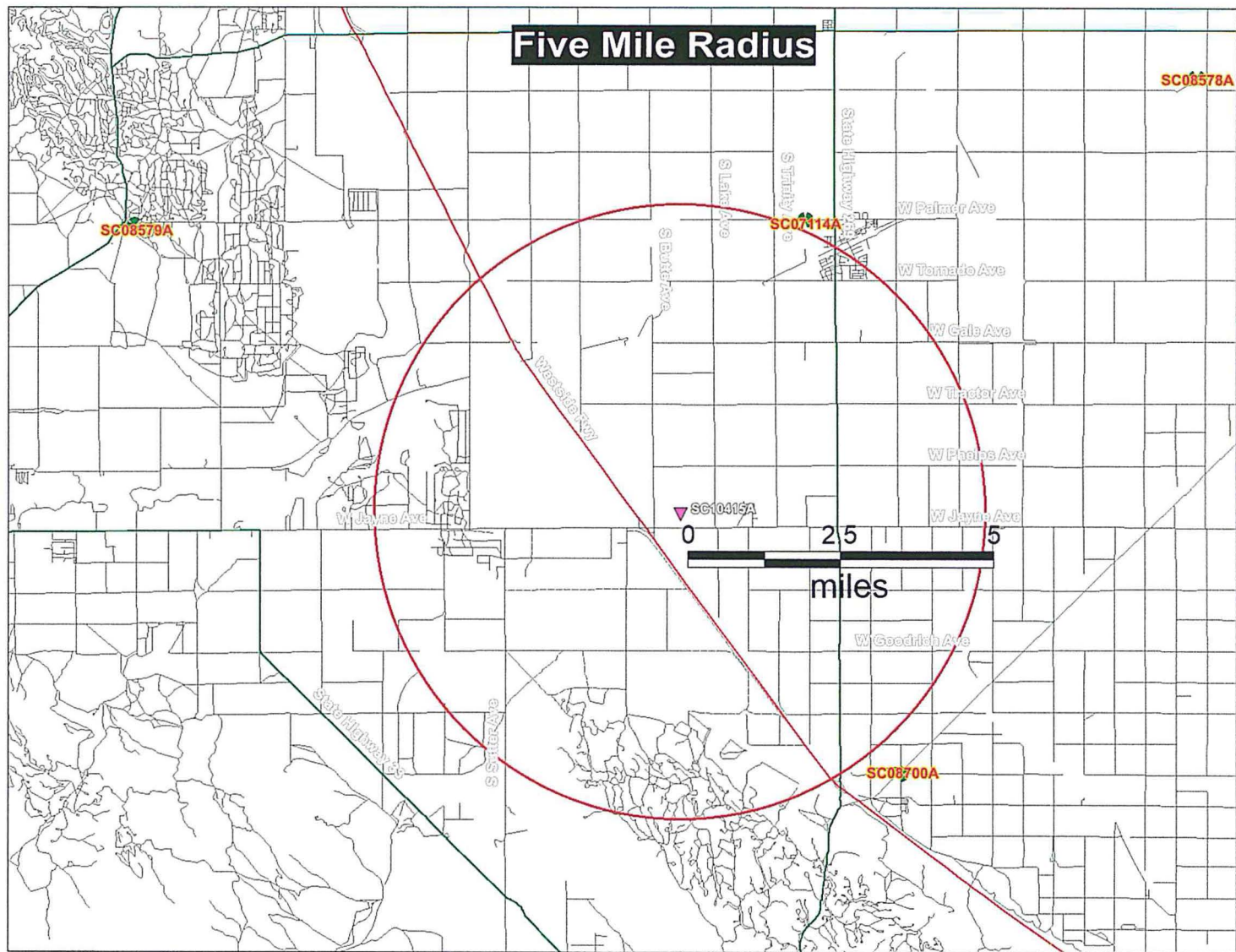
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



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COUNTY OF FRESNO

DEC 18 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



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COUNTY OF FRESNO

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AND PLANNING  
DEVELOPMENT SERVICES DIVISION



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COUNTY OF FRESNO

DEC 13 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

ATTACHMENT TO OPERATIONAL STATEMENT CHECKLIST

ECO-SITE WEST SIDE / CA-0013  
19536 W. Jayne Avenue, Huron, CA 93234

County of Fresno Department of Public Work and Planning

1. **Name of operation, proposal:** Eco Site proposes development of a new cell site monopole with 12 antennas. Total height would be 100 feet, and the facility would be designed for co-location of up to three cellular carriers. The facility is being developed for use by T-Mobile, but as noted, there will be space for two other carriers which could preclude the need for additional monopoles or towers in the vicinity in the future by providing shared space.

The location of the facility just east of the I5 highway will provide coverage to highway traffic, as well as to the surrounding roadways.

Ground equipment would be within a 30' x 30' area enclosed by a chain link fence with tan privacy slats, topped with barbed wire for security. Equipment would consist of two radio cabinets, telco and electrical power connections, and proposed future generator and propane tank. Space has been allotted to accommodate the equipment of future carriers co-locating at this site.

2. **Operational time limits:** The facility will be unstaffed, operating 24/7.
3. **Number of customers or visitors:** After construction, the unstaffed facility will be visited typically once a month for maintenance. Visits would consist of one to two vehicles per monthly trip.
4. **Number of employees:** None. The facility is unstaffed.
5. **Service and delivery vehicles:** As noted in #3, one or two vehicles will visit the site once a month for maintenance.
6. **Access to the site:** Direct access to the site will be from W. Jayne Avenue via an access easement on the property.
7. **Number of parking spaces for employees, customers, and service/delivery vehicles:** Parking is available on the relatively undeveloped agricultural parcel, adjacent to the fenced lease area for the facility on a level, gravel surface.
8. **Are any goods to be sold on site?:** No.
9. **What equipment is used?:** Project components are shown on the project plans.
10. **What supplies and materials are used and how are they stored?:** N/A.

11. **Does the use cause an unsightly appearance?:** The facility will not generate noise, glare, dust or odor. The 100 foot monopole will of course be visible. It will be a non-reflective grey color to minimize visual contrast.
12. **List any solid or liquid wastes to be produced:** None.
13. **Estimated volume of water to be used:** None.
14. **Describe any proposed advertising:** None.
15. **Will existing buildings be used or will new buildings be constructed?:** All components of the proposed facility will be new: the monopole, outdoor equipment cabinets and fencing. No "buildings" per se are proposed as part of this application.
16. **Buildings or portion of buildings to be used in the operation:** N/A
17. **Will any outdoor lighting or outdoor an sound amplification system be used?:** There is no sound system of any kind; the only lighting would be a work light located at the equipment area if there are maintenance or repairs that need to be done after dark. Lighting would be similar to residential levels.
18. **Landscaping or fencing proposed?:** The 30' x 30' lease area would be enclosed with a 7 foot high, chain link fence with tan privacy slats, and topped with horizontal barbed wire strands.
19. **Any other information:** This monopole will provide a new cell site for T-Mobile as part of their regional network. The facility is designed to provide co-location of two other cellular carriers in the future.
20. **Property Owner:** Michelle L. Dresick Trust, PO Box 1260, Huron, CA 93234 (559) 280-7520. Applicant information will be provided with submittal of the planning application.

RECEIVED  
COUNTY OF FRESNO

DEC 18 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Leah Hernikl
- APPLICATION NOS.: Initial Study Application No. 7420 and Unclassified Conditional Use Permit Application No. 3599
- DESCRIPTION: Allow an unmanned telecommunications tower for the purposes of co-locating multiple wireless carriers. The proposed tower will provide up to three centerlines and three lease areas to accommodate three total carriers. The proposed facility will consist of a 100-foot-tall monopole telecommunication tower with eight-foot antennas, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 900 square-foot portion (30-foot by 30-foot lease area) of a 154.41-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.
- LOCATION: The project site is located on the north side of W. Jayne Avenue between S. Butte Avenue and S. Lake Avenue (19536 W. Jayne Avenue) approximately 4.8 miles southwest of the nearest city limits of Huron (SUP. DIST. 4) (APN 075-060-31S).

### I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or

FINDING: NO IMPACT:

There are no nearby scenic vistas. The area around the proposed monopole location is flat.

- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings; or

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The proposed communication tower is to be located approximately 3,300 feet east of Interstate Highway 5 (I-5). This highway is not designated as scenic by the California Department of Transportation, but is designated as scenic by the Fresno County General Plan (Figure OS-2). No trees, rock outcroppings, or historic buildings will be affected by the proposed project. Adjacent to the project site are a series of telephone poles and a series of large lattice towers for ultra-high voltage transmission. Because of the substantial distance between the proposed tower and I-5, and the numerous existing structures in the area, the addition of a new 100-foot monopole is not expected to significantly affect the scenic nature of I-5. The monopole and equipment area will also be set back approximately 1,500 feet from Jayne Avenue behind an agriculture equipment facility that includes existing metal buildings, existing chain-link fences, and stores large machinery and industrial equipment. The proposed enclosed equipment area, surrounded by a seven-foot chain-link fence with tan slats will not be visible from Jayne Avenue.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**FINDING: — NO IMPACT:**

~~The applicant proposed no lighting as a part of this project.~~

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

**One light adjacent to the door of the equipment shelter at the base of the proposed tower is indicated in the applicant's site plans. No lights will be places on the proposed power unless required by the FAA. A Condition of Approval shall be included requiring that any lighting be hooded and directed downturned so as not to shine on adjacent properties, reducing any potential impacts to a less than significant level.**

**II. AGRICULTURAL AND FORESTRY RESOURCES**

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The project would convert 900 square-feet of prime farmland to a non-agricultural use. This area would be accessed through a commercial agricultural operation, and is adjacent to an unfarmed area. This impact is less than significant because of the small area that is to be converted and it will not affect the ability of any nearby farmland to be farmed. The Fresno County Agricultural Commissioner's Office has no objections to the proposed project.

- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project location is in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District, which is an agricultural zone district. The property is also subject to a Williamson Act Agricultural Land Conservation Contract, and the contract will have to be amended to exclude the area in which the cell tower and equipment area will be located, which is approximately 900 square-feet in size. This is considered a less than significant because of the very limited size of that the proposed project (900 square-feet) in relation to a 154.41-acre farming operation.

- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject property is not forested or zoned as forest land or timberland. No forest land will be lost as a result of this project.

- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The proposed development will not be accessed through farmland or affect any farmland in the nearby vicinity. The only farmland that will be affected is the 30-foot by 30-foot area in which the equipment area and communication tower will be located.

### III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The only expected emissions resulting from the proposed project will be during construction-related activities or during the intermittent use of the proposed generator. The County of Fresno is a non-attainment area for PM-2.5 and Ozone. However, these short-term and minor emission contributions will not conflict with applicable Air Quality Plans or contribute to the continued violation of air quality standards in the area.

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The only odors that could be emitted as a part of this project would result from the intermittent use of a propane-powered generator during testing and power outages. However, the project is located in the middle of an agricultural parcel, surrounded by an agriculture-related commercial facility and agricultural operation. This generator will also be located in an enclosed 30-foot by 30-foot area, only to be occasionally accessed by maintenance workers. Any potential objectionable odors will not affect a substantial number of people.

#### IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Endangered species that could be present on the project site include the Giant Kangaroo Rat, San Joaquin Kit Fox, Blunt-nosed Leopard Lizard, and the San Joaquin Woolly-threads. The threatened species that could be present include the Giant Garter Snake, California Red-legged Frog, California Tiger Salamander, Delta Smelt, and Vernal Pool Fairy Shrimp. This area is not identified as a critical habitat for any of these species (USFW IPaC). Due to the existing agricultural use, the area has already been disturbed and is not expected to be an ideal habitat for these species. The surrounding area is also used for agriculture, so the proposed project area is not adjacent or connected to potential habitats for the aforementioned species. There are 23 species of migratory birds that may migrate through the affected area (USFW IPaC), but the thin monopole design of the proposed cell tower should not disturb their migration patterns. Both the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife were asked to comment on the proposed project, and neither agency expressed any concerns.

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or

- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

FINDING: NO IMPACT:

There are no riparian habitats, sensitive natural communities, or wetlands within the proposed project location. The project will not conflict with any local policies for the protection of biological resources or habitat conservation.

#### V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The subject property and surrounding area have been historically used and are currently used for agricultural purposes and have been previously disturbed. No unique paleontological resources, sites or unique geological features were identified by any of the reviewing agencies. The following mitigation has been included to address the possibility of cultural resource finds during ground-disturbing activities:

\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist should be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
1. Rupture of a known earthquake; or
  2. Strong seismic ground shaking; or
  3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT:

There are no existing residences on site, and the project proposes no new residences. The only staff that will visit the proposed facility are infrequent maintenance workers. There are existing structures on site, but they are 100 feet or more away from the proposed 100-foot monopole, so significant damage in the case of seismic activity will not be significantly higher as a result of this project. According to the Fresno County General Plans' map of Probabilistic Seismic Hazards (Figure 9-5), the Peak Horizontal Ground Acceleration is 40-60% at the project location.

4. Landslides?

FINDING: NO IMPACT:

The topography of the area is very flat, and landslides associated with steep slopes are not a concern (Figure 7-2).

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not create substantial runoff due to the limited project disturbance area and abundance of permeable soil in the surrounding area. Therefore, substantial erosion and loss of topsoil are not expected.



- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

FINDING: NO IMPACT:

No drilling or substantial excavation is proposed by this project. These occurrences will not result from the proposed project.

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

According to the Fresno County General Plan (Figure 7-1), expansive soils are not a concern in or around the project area.

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: NO IMPACT:

No sewers or wastewater disposal systems are proposed.

## VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

During construction activities, greenhouse gas emissions will be released by construction vehicles. After construction is complete, the only potential emissions are from the propane-powered generator, which is not the primary energy source for the project. Additionally, the only traffic that this project is expected to generate after construction is approximately one round trip per month for maintenance purposes. The proposed project will not conflict with any greenhouse gas emissions goals.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As a part of the proposed project, a propane tank will be installed to provide power for the operation. Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school; or
- D. Would the project be located on a hazardous materials site; or
- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project is not located within one quarter-mile of a school; the nearest school is approximately 4.8 miles away in the City of Huron. There are no hazardous waste facilities on the project site; the nearest hazardous waste facility is Arco Facility Number 05722 and is located approximately 1.1 miles to the southwest of the project site (NEPAssist). The nearest airport, Coalinga Municipal, is approximately 7.6 miles to the west of the project site, and does not include the project site in its planning area. The proposed project's minor usage of hazardous waste materials will not affect the surrounding area or nearby schools. The project is not expected to disturb any known hazardous waste facilities, and the site is far enough from any airports that airport-related hazards are not a concern.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

Emergency responders, such as the Fresno County Sheriff-Coroner Department and Fresno County Fire Protection District were consulted during the review of this project and they expressed no concerns regarding emergency response and evacuation. The proposed communication tower will be unmanned and located in the middle of a parcel, accessible only by a private easement, in an active orchard. The project is not expected to affect emergency response or evacuation.

- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No residences are proposed as a part of this project, and there will be no employees on site. The only individuals who could be exposed to additional fire risk as a result of the project are intermittent maintenance workers. The area of the subject parcel in which the communication tower will be located is considered both non-wildland and non-urban.

## IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality; or
- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: NO IMPACT:

The proposed project is not water reliant, so it will neither produce substandard water nor deplete groundwater supplies. Westlands Water District and the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns regarding this project

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is not expected to substantially alter existing drainage patterns. The footprint of the disturbance area is relatively small, and is not expected to interfere with any existing drainage channels or patterns.

- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project may create limited amounts of runoff due to the proposed 900 square-foot equipment enclosure. The runoff generated in this small area will be very limited, and should not affect existing plans for storm water drainage given the ample permeable ground in the vicinity.

- G. Would the project place housing within a 100-year floodplain; or
- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows; or
- I. Would the project expose persons or structures to levee or dam failure; or
- J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The proposed project is not located in a 100-year flood zone and proposes no housing. The parcel is not subject to inundation.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community; or
- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project; or
- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated Agriculture in the County General Plan with extensive agricultural operations and sparse residential structures. According to General Plan Policy PF-J.4, compliance with the Wireless Communications Guidelines is required for siting of communication towers in unincorporated areas of the County.

Access to the site is limited to a private driveway, and no new roads are proposed with this project. This site is not located in an area subject to a Habitat Conservation Plan or Natural Community Conservation Plan.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

According to the Fresno County General Plan Mineral Resource Locations Figure 7-7, the project is not located in an area with any known mineral resources. The project location is in the vicinity of a known oil field, however, the ability to access the oil would not be affected by the proposed project. The proposed development is at surface level, involves no drilling, and it will not preclude future drilling because the proposed communication tower facility will only cover a 900 square-foot area.

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The site will be an unmanned operation, which will be accessed once per month by maintenance workers. The communication tower and related equipment are not expected to produce significant noise or vibrations after construction activities are complete, and these improvements will be located in the middle of an active agricultural parcel with an orchard and commercial agriculture equipment operation. The only potential source of noise and vibration after construction has commenced is a propane-powered generator that will only be used intermittently, and is not the primary source of power for the project.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

There are no residences on the subject parcel or on any parcels in the immediate vicinity. The nearest airport, Coalinga Municipal, is approximately 7.6 miles away, and should not impose an excessive amount of noise on the subject parcel.

### XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

The communication tower will not induce population growth, eliminate existing housing, or displace anyone from their homes. Population and housing will not be impacted.

### XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
  - 1. Fire protection; or
  - 2. Police protection; or
  - 3. Schools; or
  - 4. Parks; or
  - 5. Other public facilities?

FINDING: NO IMPACT:

The installation of a communication tower will not affect any public facilities or services. The Fresno County Fire Protection District and the Fresno County Sheriff-Coroner Department expressed no concerns with the proposed project.

### XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The proposed communication tower will not affect the usage of parks or recreational facilities.

## XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: NO IMPACT:

The expected traffic impact of this project is one round trip maintenance visit per month. The project will not contribute to traffic congestion or conflict with any traffic plans or programs.

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The Federal Aviation Administration (FAA) has reviewed the proposed project, and expressed no concerns, nor is the agency requiring that the monopole be lit for flight safety at this time.

- D. Would the project substantially increase traffic hazards due to design features?

FINDING: NO IMPACT:

Due to the aesthetics of the surrounding area, which is primarily flat with large farming operations and corridors of energy transmission towers, the proposed project's design is not expected to be distracting or to present a traffic hazard.

- E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The project will not impeded existing emergency access, as it is located in the middle of an existing orchard. The project site will be accessible via an existing easement, but it will be unmanned, so egress in case of an emergency is not a concern.

- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

No public transit will be impacted, as the project will not inhibit the use of such facilities and will not affect traffic near such facilities.

## XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities; or
- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The operation of the proposed cell tower would not create solid waste or wastewater after construction has been completed. The proposed project will use no water, and will not affect existing utilities.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

No impacts to biological resources were identified in the analysis. With the incorporation of the Mitigation Measure indicated in Section V, any impacts on cultural resources are not expected to be significant according to the project analysis.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?



**FINDING: LESS THAN SIGNIFICANT IMPACT:**

No cumulative impacts, such as traffic congestion, greenhouse gas emissions, water quality, or aquifer depletion are expected to be significantly impacted by the approval of the proposed project.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

**FINDING: NO IMPACT:**

No environmental impacts to human beings, either direct or indirect, were identified in the project analysis.

**CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3599, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.

Potential impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Resources, Land Use and Planning, and Noise have been determined to be less than significant.

Potential impacts relating to Cultural Resources have determined to be less than significant with compliance with the Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southwest corner of Tulare and "M" Street, Fresno, California.

DTC

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7420</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Danielle Crider, Planner	Area Code: 559	Telephone Number: 600-9669	Extension: N/A
Applicant (Name): Leah Hernikl		Project Title: CUP 3599	
<p>Project Description:</p> <p>The subject application is proposing to Allow an unmanned telecommunications tower for the purposes of collocating multiple wireless carriers. The proposed tower will provide up to three centerlines and three lease areas to accommodate three total carriers. The proposed facility will consist of a 100-foot-tall monopole telecommunication tower with eight-foot antennas, and related ground equipment comprised of equipment cabinets and an emergency back-up generator on a 900 square-foot portion (30-foot by 30-foot lease area) of a 154.41-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the north side of W. Jayne Avenue between S. Butte Avenue and S. Lake Avenue (19536 W. Jayne Avenue) approximately 4.8 miles southwest of the nearest city limits of Huron (SUP. DIST. 4) (APN 075-060-31S).</p>			
<p>Justification for Negative Declaration:</p> <p>Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3599, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.</p> <p>Potential impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Resources, Land Use and Planning, and Noise have been determined to be less than significant.</p> <p>Potential impacts relating to Cultural Resources have determined to be less than significant with compliance with the Mitigation Measures.</p>			
<p>FINDING:</p> <p>The proposed project will not have a significant impact on the environment.</p>			
Newspaper and Date of Publication: Fresno Business Journal – March 12, 2018		Review Date Deadline: Planning Commission – April 26, 2018	
Date: March 7, 2018	Type or Print Signature: Marianne Mollring Senior Planner	Submitted by (Signature): Danielle Crider Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**